

February 21, 2012  
City Commission Room, 700 N. Jefferson, Junction City KS 66441

Mayor Pat Landes  
Vice Mayor Jack Taylor  
Commissioner Cecil Aska  
Commissioner Scott Johnson  
Commissioner Jim Sands  
City Manager Gerry Vernon  
City Attorney Catherine Logan  
City Clerk Tyler Ficken

**1. 7:00 P.M. - CALL TO ORDER**

**2. EXECUTIVE SESSION:**

- a. An Executive Session to discuss personnel issues (City Manager evaluation & contract discussion).

**3. CONSENT AGENDA:** All items listed are considered to be routine by the City Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda.

- a. Consideration of Appropriation Ordinance A-4 2012 dated February 1, 2012 through February 13, 2012 in the amount of \$1,100,409.75.
- b. Consideration of the February 7, 2012 City Commission Meeting Minutes.
- c. Consideration of request for street closing for the "Run for the Wall" event.
- d. Consideration of Approval to send unpaid water bills to Setoff/Collections.
- e. Consideration to surplus 20 golf carts for a reduction of cart fleet from 60 to 40 carts.
- f. Consideration of ambulance contractual obligation adjustments and bad debt adjustments.
- g. Consideration of payment of the annual fees for the City member in the Kansas River Water Assurance District No. 1 in the amount of \$15,636.31.

**4. PUBLIC COMMENT:** The Commission requests that comments be limited to a maximum of five minutes for each person.

**5. APPOINTMENTS:**

- a. Consideration of a candidate appointment the Board of Trustees of the Dorothy Bramlage Public Library.

**6. UNFINISHED BUSINESS:**

- a. Consideration of Ordinance G-1108, a rate increase from \$16.00 to \$16.50 per household, and \$8.00 to \$8.25 for a second cart. Finance Director Beatty Presenting (Final Reading).
- b. Consideration of Ordinance S-3103 amending the approved district plan for a redevelopment district within the City; confirming certain finding in conjunction therewith (Dick Edwards Auto Plaza Project); and amending Ordinance S-3026. City Attorney Logan presenting. (Final Reading)

**5. NEW BUSINESS:**

- a. Resolution R-2665 Scheduling a Public Hearing to Consider Amendments to NRP. City Attorney Logan presenting.
- b. Resolution R-2664 relating to Grocery Supply IRB Termination. City Attorney Logan presenting.
- c. The consideration and approval of Ordinance S-3104 rezoning of property at the southeast corner of Washington and Chestnut from “CSR” Service Commercial Restricted District, “MH” Mobile Home Park District, and “CCS” Central Commercial Special District to “CG” General Commercial District. Planning & Zoning Director Yearout Presenting (First Reading).
- d. Consideration and approval of Ordinance S-3105 rezoning of numerous properties on the south side of 7th Street Adams Street and Garfield Street from “CSP” Special Commercial District to “RM” Multiple Family Residential District. Planning & Zoning Director Yearout Presenting (First Reading).
- e. Consideration and approval of Award of Bid for the 2012 Contractual Mowing Contract - Blight Properties. Assistant City Manager McCaffery presenting.
- f. Consideration of Award of Bid for the 2012 Contractual Mowing Contract for the City Parks. Assistant City Manager McCaffery presenting.
- g. Consideration and Award of Bid for the 2012 Contractual Mowing of Various City Public Properties. Assistant City Manager McCaffery presenting.
- h. Consideration and approval of Award of Bid for the Price's Ravine Storm Improvements to J & K Contracting, LLC in an amount of \$161,564.00. Assistant City Manager McCaffery Presenting.
- i. Consideration of Resolution R-2663 for establishing new administrative fees for Section II of Code of City Ordinances. Finance Director Beatty Presenting.

- [j.](#) Consideration of Resolution R-2662, a resolution supporting the establishment of a gaming facility in Junction City. Finance Director Beatty Presenting.
- [k.](#) Consideration of Ordinance G-1109 requesting water code changes. Finance Director Beatty Presenting (First Reading).
- [l.](#) Consideration of Appropriation Ordinance No. G-1110 requesting wastewater code changes. Finance Director Beatty presenting.

6. **COMMISSIONER COMMENTS:**

7. **STAFF COMMENTS:**

8. **ADJOURNMENT:**

**Backup material for agenda item:**

- a. Consideration of Appropriation Ordinance A-4 2012 dated February 1, 2012 through February 13, 2012 in the amount of \$1,100,409.75.

# **City of Junction City**

## **City Commission**

### **Agenda Memo**

February 21st, 2012

**From:** Cynthia Sinkler, Water Billing and Accounts Payable Manager  
**To:** Gerry Vernon, City Manager and City Commissioners  
**Subject:** Consideration of Appropriation Ordinance A-4 2012 dated February 1st 2012 through February 13<sup>th</sup> 2012 in the amount of \$1,100,409.75

**Background:** Attached is listing of the Appropriations for -Feb 1st-Feb 13th 2012

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Appropriations –Feb 1 <sup>st</sup> –Feb 13 <sup>th</sup> 2012	<u><b>\$1,100,409.75</b></u>
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**For Consideration of EFT payments due:**

Security Bank of Kansas	<u><b>\$99,965.15</b></u>	
Visa Card	<u><b>\$27,043.99</b></u>	
Kansas State Treasurer	<u><b>\$3,017,592.98</b></u>	(March Bond)

**For Consideration of Bills due before next Commission:**

Fuel Bill	<u><b>\$25,292.79</b></u>
Screen Machine	<u><b>\$636.10</b></u>



DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	FAMILY SUPPORT PAYMENT CENTER (MISSOURI INTERNAL REVENUE SERVICE	2/08/12	MACSS #41061331/ CV103-753	154.85
			2/08/12	FEDERAL WITHHOLDING	25,487.01
		ING LIFE INSURANCE & ANNUITY COMPANY	2/08/12	SOCIAL SECURITY WITHHOLDIN	3,018.62
			2/08/12	MEDICARE WITHHOLDING	3,167.32
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	ING	2,850.77
			2/08/12	BLUE CRDOSS BLUE SHIELD	856.48
		JUNCTION CITY FIREFIGHTERS AID ASSOCIA SHEA, CARVER & BLANTON	2/08/12	BLUE CROSS BLUE SHIELD	750.96
			2/08/12	BLUE CROSS BLUE SHIELD	1,267.26
		KANSAS PAYMENT CENTER	2/08/12	BLUE CROSS BLUE SHIELD	2,931.92
			2/10/12	FIREFIGHTERS AID ASSOCIATI	112.50
		JAY W. VANDER VELDE	2/08/12	SHEA, CARVER & BLANTON	753.20
			2/08/12	GARNISHMENT	540.10
		BERMAN & RABIN, P. A	2/08/12	KANSAS PAYMENT CENTER	681.31
			2/08/12	JAY W VANDER VELDE	65.39
		FIREMEN'S RELIEF ASSOCIATION	2/08/12	09LM125	418.11
			2/10/12	FIREMANS RELIEF	199.80
		GEARY COUNTY SHERIFF	2/02/12	BOOKING FEE JANUARY 2012	1,435.00
			2/10/12	I.A.F.F. LOCAL 3309	945.00
		JUNCTION CITY FIRE FIGHTERS ASSOCIATIO	2/10/12	JCPOA	650.00
			2/08/12	STATE WITHHOLDING	10,008.29
		JUNCTION CITY POLICE	2/08/12	KPERS #1	1,775.21
			2/08/12	KP&F	11,647.66
		KANSAS DEPT OF REVENUE	2/08/12	KPERS #2	1,239.58
			2/08/12	FIRST STATE BANK	1,799.55
		KANSAS PUBLIC EMPLOYEES	2/10/12	DICK EDWARD TIF PUBLICATIO	398.13
			2/08/12	PREPAID LEGAL	297.90
		FLEXIBLE SPENDING ACCOUNT #41807030	2/08/12	ROLLING MEADOWS GOLF COURSE	37.50
			2/06/12	KANSAS STATE TREASURER	836.29
		MONTGOMERY COMMUNICATIONS INC	2/06/12	KANSAS STATE TREASURER	150.50
			2/06/12	KANSAS STATE TREASURER	5,994.50
		PRE-PAID LEGAL SERVICES,	2/08/12	UNITED WAY	256.00
				TOTAL:	80,726.71
		ROLLING MEADOWS GOLF COURSE			
		KANSAS STATE TREASURER			
		KANSAS STATE TREASURER			
		KANSAS STATE TREASURER			
		UNITED WAY OF JUNCTION CITY-GEARY COUN			
		ALI PHILLIPS			
		NEX-TECH			
		INTERNAL REVENUE SERVICE			
		ING LIFE INSURANCE & ANNUITY COMPANY			
		BLUE CROSS BLUE SHIELD OF KS			
		STAPLES ADVANTAGE			
		FLINT HILLS REGIONAL COUNCIL, INC.			
		CHERYL BEATTY			
		KEY OFFICE EQUIPMENT			
		KANSAS GAS SERVICE			
		ADVANCE LIFE INSURANCE			
		WESTAR ENERGY			

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
			2/08/12	700 N JEFFERSON	900.55
			2/08/12	MUNICIPAL BLDG-POLE LIGHT	14.92
			2/08/12	701 N JEFFERSON-EDC	148.22
			2/08/12	902 E CHESTNUT-SHH	419.12
			2/08/12	JC ANIMAL SHELTER	270.67
			2/08/12	135 W 7TH ST-OPERA HOUSE	3,664.75
			2/08/12	JC BILL-JAN 2012	121.82
			2/08/12	JC LITTLE THEATER-JAN 2012	36.78
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #1	416.90
			2/08/12	KPERS #2	293.19
		KAW VALLEY ENGINEERING, INC	2/09/12	RESEARCH/PREP CITY MAP	2,150.00
		LEAGUE OF KANSAS MUNICIPALITIES	2/13/12	MUNICIPAL FINANCE, HOISING	75.00
			2/13/12	MUNICIPAL FINANCE, HOISIN	75.00
		MONTGOMERY COMMUNICATIONS INC	2/10/12	G-1104 PUBLICATION	103.15
			2/10/12	G-1105 PUBLICATION	502.86
			2/10/12	G-1106 PUBLICATION	120.25
			2/10/12	G-1107 ORDINANCE	272.01
			2/10/12	G-1107 REPUBLISH	205.75
			2/10/12	G-1104 REPUBLISH	103.15
			2/10/12	G-1105 REPUBLISH	440.88
			2/10/12	REQUEST FOR BIDS MOW ADMIN	64.72
			2/10/12	4TH QTR TREASURERS REPT 20	231.40
			2/10/12	SERVICE CHARGE	2.77
		NEX-TECH	2/13/12	ADMINISTRATION	14.64
			2/13/12	ADMINISTRATIVE SERVICES	1.62
		THE PRINTERY	2/13/12	BUSNSS CRDS, ALYSON	45.00
		LATHROP & GAGE LLP	12/31/11	MARTIN & SHEREE HEMMINGWAY	1,302.00
			2/13/12	GEN LABOR AND EMPLOY ISSUE	103.50
				TOTAL:	28,373.14
ADMINISTRATIVE SERVICE GENERAL FUND		CHERYL BEATTY	2/13/12	EXPEND REFUND-PAID WITH OW	9.99
			2/13/12	EXPEND REFUND-PAID WITH OW	4.20
				TOTAL:	14.19
BUILDING MAINTENANCE GENERAL FUND		VEOLIA WATER NORTH AMERICA	1/30/12	RESET STONE AT FIRE STATIO	850.00
				TOTAL:	850.00
PARKS GENERAL FUND		INTERNAL REVENUE SERVICE	2/08/12	SOCIAL SECURITY WITHHOLDIN	487.75
			2/08/12	MEDICARE WITHHOLDING	114.06
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CRDOSS BLUE SHIELD	148.66
			2/08/12	BLUE CROSS BLUE SHIELD	29.73
			2/08/12	BLUE CROSS BLUE SHIELD	743.30
		FOSTER BROTHERS WOOD PRODUCTS, INC.	2/09/12	WOOD MULCH	2,088.45
		KANSAS GAS SERVICE	2/13/12	2370 N JACKSON	752.45
			2/13/12	1017 1/2 W 5TH ST	27.50
		ADVANCE LIFE INSURANCE	2/08/12	ADVANCE LIFE INUSRANCE	48.05
		WESTAR ENERGY	2/08/12	2307 N JACKSON-POLE LIGHTS	197.06
			2/08/12	1021 GRANT-FEMA LAND	19.95
			2/08/12	100 GRANT-WASH-MONT PLAZA	48.16
			2/08/12	CORONADO PARK BATHROOMS	16.80
			2/08/12	CORONADO PARK LIGHTS	11.88
			2/08/12	CORONADO PARK TENNIS LIGHT	16.80
			2/08/12	RIMROCK PARK LIGHTS	82.48
			2/08/12	RIMROCK PARK LIGHTS	234.60
			2/08/12	NORTH PARK LIGHTS	22.09
			2/08/12	NORTH PARK LIGHTS	104.50



DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
			2/08/12	SOUTH PARK LIGHTS	71.81
			2/08/12	SOUTH PARK LIGHTS	59.37
			2/08/12	SOUTH PARK BATHROOM	17.10
			2/08/12	FILBY PARK LIGHTS	55.15
			2/08/12	14TH&CUSTER-FILBY BATHROOM	16.80
			2/08/12	5TH ST PARK-TENNIS	63.23
			2/08/12	5TH&WASHINGTON-HERITAGE	1,008.36
			2/08/12	5TH ST PARK LIGHT POLES	162.06
			2/08/12	5TH ST PARK LIGHT POLES	132.62
			2/08/12	420 GRANT-BRAMLAGE	82.48
			2/08/12	SERTOMA PARK LIGHTS	16.80
			2/08/12	SERTOMA PARK LIGHTS	16.80
			2/08/12	CLEARY PARK LIGHTS	315.77
			2/08/12	CLEARY PLAYGROUND LIGHTS	20.61
			2/08/12	CLEARY PARK BATHROOM	16.80
			2/08/12	1020 W 11TH 1/2-CLEARY BLD	54.84
			2/08/12	RATHERT FIELD LIGHTS	40.30
			2/08/12	RATHERT FIELD	212.73
			2/08/12	RATHERT FIELD LIGHTS	88.40
			2/08/12	1200 N FRANKLIN ST	48.40
			2/08/12	200 N EISENHOWER-SIGN	16.80
			2/08/12	PAWNEE PARK LIGHT	20.61
			2/08/12	NORTH PARK-CONCESION	155.40
			2/08/12	302 W 18TH-BUFFALO SOLDIER	238.70
			2/08/12	2301 SVR-PLANTERS	16.00
			2/08/12	930 E GUNNER-PATH LIGHT	110.06
			2/08/12	920 E GUNNER-PATH LIGHT	107.93
			2/08/12	145 E ASH-RIVER WALK	195.23
			2/08/12	1821 CAROLINE AVE-BLUFFS	16.80
			2/08/12	900 W 12TH-PARK LIGHT	0.00
			2/08/12	5TH & EISENHOWER-SIGN	105.15
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #1	517.27
			2/08/12	KPERS #2	168.62
		KONZA CONST. CO.	1/17/12	MASON SAND/SERTOMA PARK	364.82
		MONTGOMERY COMMUNICATIONS INC	2/10/12	PARK MAINTENANCE BID	36.89
			2/10/12	RQST BIDS MOWING CITY PARK	64.72
		NEX-TECH	2/13/12	PARKS	1.67
				TOTAL:	9,831.37
SWIMMING POOL	GENERAL FUND	KANSAS GAS SERVICE	2/13/12	1017 W 5TH	27.50
		WESTAR ENERGY	2/08/12	5TH ST POOL	63.16
				TOTAL:	90.66
AIRPORT	GENERAL FUND	KANSAS GAS SERVICE	2/13/12	AIRPORT MAINTENANCE BLDG	129.69
			2/13/12	540 AIRPORT-FINAL BILL	1,026.72
		WESTAR ENERGY	2/08/12	540 W 18TH-AIRPORT MAIN	335.19
			2/08/12	AIRPORT FLASHER LIGHTS	37.66
				TOTAL:	1,529.26
GOLF COURSE	GENERAL FUND	INTERNAL REVENUE SERVICE	2/08/12	SOCIAL SECURITY WITHHOLDIN	281.89
			2/08/12	MEDICARE WITHHOLDING	65.94
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CROSS BLUE SHIELD	297.32
		CORYELL INSURORS, INC.	2/13/12	LIQUOR TAX BOND	100.00
		GEARY COUNTY RWD #4	2/13/12	WATER BILL	40.60
		KANSAS DEPARTMENT OF REVENUE	2/13/12	ONE YEAR LIQOUR LICENSE RE	1,010.00
		ADVANCE LIFE INSURANCE	2/08/12	ADVANCE LIFE INUSRANCE	25.38

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #1	140.63
			2/08/12	KPERS #2	206.87
		NCKCN.COM	2/13/12	VIRTUAL DOMAIN	10.00
		SNACK EXPRESS	2/13/12	FOOD / VENDING	107.25
			2/13/12	FOOD / VENDING	69.00
		VAN WALL EQUIPMENT	2/13/12	EQUIPMENT PARTS	<u>182.06</u>
			TOTAL:		2,536.94
AMBULANCE	GENERAL FUND	INTERNAL REVENUE SERVICE	2/08/12	SOCIAL SECURITY WITHHOLDIN	47.27
			2/08/12	MEDICARE WITHHOLDING	221.23
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CROSS BLUE SHIELD	148.66
			2/08/12	BLUE CROSS BLUE SHIELD	1,068.16
		AIRGAS	12/31/11	MEDICAL OXYGEN	75.26
			12/31/11	MEDICAL OXYGEN	48.69
		TRICARE WESTERN	2/01/12	AMB REFUND DAWAY-HIXON	310.44
		SKEMS	2/13/12	EMT-I PRACTICAL TESTING x	800.00
		KA-COMM	1/31/12	PAGER BATTERIES	75.00
		KANSAS GAS SERVICE	2/13/12	700 N JEFFERSON-JAN 2012	359.15
		ADVANCE LIFE INSURANCE	2/08/12	ADVANCE LIFE INUSRANCE	102.96
		WESTAR ENERGY	2/08/12	617 N WASHINGTON	6.14
			2/08/12	700 N JEFFERSON	900.55
			2/08/12	MUNICIPAL BLDG-POLE LIGHT	14.90
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #1	69.54
			2/08/12	KP&F	2,917.17
		NEX-TECH	2/13/12	AMBULANCE	11.01
		OMNI BILLING	2/10/12	JANUARY 2012 AMB BILLING	<u>2,464.93</u>
			TOTAL:		9,641.06
ANIMAL SHELTER	GENERAL FUND	GEARY COUNTY CLERK	12/31/11	DEC 2011-ANIMAL SHELTER FE	<u>8,927.65</u>
			TOTAL:		8,927.65
COUNTY/INS ZONING SVCS	GENERAL FUND	MONTGOMERY COMMUNICATIONS INC	2/10/12	MPC ZONING	197.20
			2/10/12	MPC ZONING PUBLICATION	201.48
		NEX-TECH	2/13/12	ZONING/COUNTY INSPECTION	<u>1.61</u>
			TOTAL:		400.29
ENGINEERING	GENERAL FUND	INTERNAL REVENUE SERVICE	2/08/12	SOCIAL SECURITY WITHHOLDIN	89.35
			2/08/12	MEDICARE WITHHOLDING	20.90
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CROSS BLUE SHIELD	148.66
		KEY OFFICE EQUIPMENT	12/27/11	GREGORY S MCCAFFERY PE STA	59.45
		ADVANCE LIFE INSURANCE	2/08/12	ADVANCE LIFE INUSRANCE	8.60
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #1	109.58
		MONTGOMERY COMMUNICATIONS INC	2/10/12	BID FOR FLEET TRUCK	118.11
			2/10/12	ENGINEERING SERVICES	77.56
			2/10/12	RQST BIDS ENGINEERING SVCS	<u>73.28</u>
			TOTAL:		705.49
CODES ENFORCEMENT	GENERAL FUND	INTERNAL REVENUE SERVICE	2/08/12	SOCIAL SECURITY WITHHOLDIN	207.67
			2/08/12	MEDICARE WITHHOLDING	48.58
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CROSS BLUE SHIELD	148.66
			2/08/12	BLUE CROSS BLUE SHIELD	222.99
		ADVANCE LIFE INSURANCE	2/08/12	ADVANCE LIFE INUSRANCE	22.78
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #1	325.63
		MONTGOMERY COMMUNICATIONS INC	2/10/12	TRUCK CODES ENGINEERING	36.89
			2/10/12	RQST BIDS MOWING BLIGHTS	69.00
		NEX-TECH	2/13/12	CODE ENFORCEMENT	4.04

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
		INTERNATIONAL CODE COUNCIL, INC	1/26/12	'06 IRC YEAGLEY	89.50
				TOTAL:	1,175.74
POLICE	GENERAL FUND	MILITARY OUTLET, L.C.	2/13/12	36339 SEW ON NAME TAGS #74	4.00
		INTERNAL REVENUE SERVICE	2/08/12	SOCIAL SECURITY WITHHOLDIN	489.19
			2/08/12	SOCIAL SECURITY WITHHOLDIN	1,326.87
			2/08/12	MEDICARE WITHHOLDING	1,189.69
			2/08/12	MEDICARE WITHHOLDING	334.46
		KHP PARTNERS	2/13/12	PD COMMAND VEHICLE #223	35,158.10
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CRDOSS BLUE SHIELD	148.66
			2/08/12	BLUE CRDOSS BLUE SHIELD	148.66
			2/08/12	BLUE CROSS BLUE SHIELD	408.81
			2/08/12	BLUE CROSS BLUE SHIELD	37.17
			2/08/12	BLUE CROSS BLUE SHIELD	4,088.14
			2/08/12	BLUE CROSS BLUE SHIELD	891.97
		COX COMMUNICATIONS	2/03/12	SUBPOENA COMPLIANCE	40.00
		BUD'S WRECKER SERVICE	2/13/12	63244 STOLEN VEHICLE #11-1	75.00
		SEDGWICK COUNTY	2/13/12	BULLET/CASING #10-02497	125.00
		KA-COMM	2/13/12	106017 WIRELESS HEADSET	294.00
			2/13/12	106076 REMOVE EQUIP #216A	410.35
			2/13/12	106077 FLASHLIGHT CHARGER	24.00
			2/13/12	106079 WIG WAGS #218	24.00
			2/13/12	106188 DATA BACKBONE SYSTE	150.00
			2/13/12	106188 DATA BACKBONE SYSTE	150.00
		GEARY COUNTY SHERIFF	2/02/12	JAIL EXPENSE JANUARY 2012	30,000.00
		TELVENT DTN	2/13/12	3635959 WEATHER RADAR	141.00
		SECURITY SOLUTIONS INC	2/13/12	52177 MOTION DETECTOR	65.00
		KANSAS GAS SERVICE	2/13/12	312 E 9TH	567.50
			2/13/12	210 E 9TH	504.10
		ADVANCE LIFE INSURANCE	2/08/12	ADVANCE LIFE INUSRANCE	491.39
			2/08/12	ADVANCE LIFE INUSRANCE	107.38
		WESTAR ENERGY	2/08/12	210 E 9TH-JCPD	2,245.42
			2/08/12	312 E 9TH-JCPD STORAGE	251.97
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #1	593.49
			2/08/12	KPERS #1	1,056.62
			2/08/12	KP&F	13,929.32
			2/08/12	KP&F	534.39
			2/08/12	KPERS #2	80.06
			2/08/12	KPERS #2	775.93
		NEX-TECH	2/13/12	POLICE	82.79
			2/13/12	DISPATCH	84.08
		SERVICEMASTER	2/02/12	PD JANITORIAL SERVICE	754.00
			2/02/12	PD CARPET CLEANING WEIGHT	60.00
		U S IDENTIFICATION MANUAL	2/13/12	174016 US ID MANUAL	82.50
		WEST PAYMENT CENTER	2/13/12	824393315 CLEAR SUBSCRIPTI	158.55
				TOTAL:	98,083.56
FIRE	GENERAL FUND	INTERNAL REVENUE SERVICE	2/08/12	SOCIAL SECURITY WITHHOLDIN	204.83
			2/08/12	MEDICARE WITHHOLDING	863.48
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CRDOSS BLUE SHIELD	148.66
			2/08/12	BLUE CROSS BLUE SHIELD	3,688.96
		CENTRAL POWER SYSTEMS & SERVICES	2/10/12	SERVICE ENGINE	395.60
			2/10/12	SERVICE ENGINE 20	119.48
			2/10/12	SERVICE ENGINE 20	200.00
		KANSAS GAS SERVICE	2/13/12	700 N JEFFERSON-JAN 2012	359.15
			2/13/12	2245 LACY DR-FIRE	517.64

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
		ADVANCE LIFE INSURANCE	2/08/12	ADVANCE LIFE INUSRANCE	347.46
		WESTAR ENERGY	2/08/12	617 N WASHINGTON	6.14
			2/08/12	700 N JEFFERSON	900.55
			2/08/12	MUNICIPAL BLDG-POLE LIGHT	14.90
			2/08/12	2245 LACY-FIRESTATION#2	478.25
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #1	69.54
			2/08/12	KP&F	10,489.91
		MILLESON'S AUTO SUPPLY	2/08/12	BATTERIES FOR E10	349.83
			2/08/12	CORE DEPOSIT CREDIT	54.00-
			2/08/12	BATTERIES/L1	437.86
			2/08/12	CREDIT FOR CORE DEPOSIT	96.00-
		NEX-TECH	2/13/12	FIRE	11.01
				TOTAL:	19,453.25
STREET	GENERAL FUND	INTERNAL REVENUE SERVICE	2/08/12	SOCIAL SECURITY WITHHOLDIN	48.89
			2/08/12	MEDICARE WITHHOLDING	11.43
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CROSS BLUE SHIELD	37.17
		KANSAS GAS SERVICE	2/13/12	2324 1/2 N JACKSON	222.17
		ADVANCE LIFE INSURANCE	2/08/12	ADVANCE LIFE INUSRANCE	2.55
		WESTAR ENERGY	2/08/12	2324 N JACKSON-PUBLIC WORK	784.72
			2/08/12	CRESTVIEW-ST LIGHTS	16.80
			2/08/12	6&700 BLK WASH-SIGNAL	153.78
			2/08/12	904 N FRANKLIN-ST LIGHTS	22.09
			2/08/12	JUNCTION CITY	185.59
			2/08/12	107 S WASHINGTON-ST LIGHTS	17.07
			2/08/12	915 W 4TH-ST LIGHTS	11.88
			2/08/12	9TH&100 BLK W 9TH-ST LIGHT	22.09
			2/08/12	9TH & FILLEY-ST LIGHTS	41.25
			2/08/12	SPRUCE ST-ST LIGHTS	16.80
			2/08/12	SPRUCE & BUNKERHILL-ST LIG	18.38
			2/08/12	UTILITY PARKING LOT-ST LIG	49.72
			2/08/12	UTILITY PARKING LOT-ST LIG	49.72
			2/08/12	JEFFERSON-BETWEEN 6TH-ST L	93.36
			2/08/12	MINNICK PARKING LOT-ST LIG	93.36
			2/08/12	PARKING LOT-	75.00
			2/08/12	WASHINGTON BRIDGE	85.28
			2/08/12	S BALLPARK 2 & 3-ST LIGHTS	16.80
			2/08/12	16TH & WASHINGTON-ST LIGHT	17.16
			2/08/12	1935 NORTHWIND-ST LIGHTS	18.93
			2/08/12	1935 NORTHWIND-ST LIGHTS	19.75
			2/08/12	8TH & 9TH ST-ST LIGHTS	5.25
			2/08/12	11TH ST & JACKSON SCHOOL X	5.25
			2/08/12	807 N WASHINGTON-ST LIGHT	458.04
			2/08/12	615 N WASHINGTON-ST LIGHTS	222.51
			2/08/12	716 N WASHINGTON-ST LIGHTS	496.82
			2/08/12	132 N EISENHOWER-ST LIGHT	17.16
			2/08/12	105 W 7TH ST-ST LIGHTS	176.81
			2/08/12	107 W 7TH ST-ST LIGHTS	304.08
			2/08/12	109 W 7TH-ST LIGHTS	197.20
			2/08/12	1419 N JEFFERSON-ST LIGHTS	17.16
			2/08/12	1618 N JEFFERSON-ST LIGHTS	16.89
			2/08/12	2800 GATEWAY-ST LIGHT	69.68
			2/08/12	1200 S WASHINGTON-ST LIGHT	292.93
			2/08/12	316 N US HWY 77-FLASHER	16.80
			2/08/12	600 W 6TH-ST LIGHT	44.97
			2/08/12	1121 S US HWY 77-FLASHER	17.69

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
			2/08/12	401 CAROLINE CT-ST LIGHT	99.90
			2/08/12	351 E CHESTNUT-ST LIGHT	327.90
			2/08/12	ST MARYS CEMETARY-SIREN	27.80
			2/08/12	INDUSTRIAL PARK-ST LIGHT	61.86
			2/08/12	601 W CHESTNUT-FLAG	16.80
			2/08/12	1222 W 8TH-SIREN	18.14
			2/08/12	CIVIL DEFENSE-SIREN	30.31
			2/08/12	CIVIL DEFENSE-SIREN	30.31
			2/08/12	630 1/2 E TORNADO SIREN	27.80
			2/08/12	AIRPORT RD & JACKSON SIREN	36.59
			2/08/12	403 GRANT AVE-SIREN	19.82
			2/08/12	703 W ASH-SIREN	16.80
			2/08/12	1102 ST MARYS RD-SIREN	17.42
			2/08/12	2022 LACY DRIVE-SIREN	16.80
			2/08/12	701 SOUTHWIND-SIREN	19.48
			2/08/12	CIVIL DEFENSE SIREN	30.31
			2/08/12	CHESTNUT & WASHINGTON	96.85
			2/08/12	HWY 77 & MCFARLAND	47.11
			2/08/12	6TH & ADAMS	143.52
			2/08/12	6TH & GARFIELD	146.08
			2/08/12	6TH & EISENHOWER	64.23
			2/08/12	6TH & WEBSTER	130.13
			2/08/12	6TH & JACKSON	26.01
			2/08/12	6TH & MADISON	86.53
			2/08/12	6TH & FRANKLIN	62.08
			2/08/12	8TH & JEFFERSON	81.63
			2/08/12	8TH & JEFFERSON	312.08
			2/08/12	8TH & JACKSON	119.00
			2/08/12	8TH & WASHINGTON	60.84
			2/08/12	9TH & WASHINGTON	120.78
			2/08/12	14TH & JACKSON	103.34
			2/08/12	1760 W ASH	40.60
			2/08/12	4TH & WASHINGTON-BLINKER	17.16
			2/01/12	ST LIGHTS #1515-JAN 2012	23,192.14
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #2	66.76
		VEOLIA WATER NORTH AMERICA	1/30/12	OMNI SIREN-OLIVIA FARMS RE	12,923.80
				TOTAL:	43,129.69
COURT	GENERAL FUND	INTERNAL REVENUE SERVICE	2/08/12	SOCIAL SECURITY WITHHOLDIN	488.02
			2/08/12	MEDICARE WITHHOLDING	114.14
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CROSS BLUE SHIELD	297.32
		ADDAIR THURSTON, CHTD.	12/31/11	11-03454, DAVIS, LEMAR	250.00
			12/31/11	11-04009- LEMAR, DAVIS	250.00
			2/13/12	11-10272, LUCAS, RYAN	250.00
			12/31/11	11-10692, COLON, AMBER	250.00
			12/31/11	11-10959, COLON, AMBER	250.00
			2/13/12	11-15062, HARRISON, SHANTE	250.00
			2/13/12	12-00299, SHERMAN, JONATHA	250.00
			2/13/12	12-00300, BLEDSOE, WINTER	250.00
		STAPLES ADVANTAGE	2/06/12	EPSON BLK RIBBON CARTRIDGE	23.20
		ERITH CORIA	2/07/12	BOND REFUND - ERITH CORIA	504.00
		STEVEN L PRUITT	2/09/12	TT120808 BOND REFUND	214.00
		JUNCTION CITY POLICE DEPT	2/09/12	CANDACE JUDD RESTITUTION	73.10
		KANSAS MUNICIPAL JUDGES ASSOCIATION	2/13/12	2012 DUES MAKONE	25.00
		KANSAS GAS SERVICE	2/13/12	225 W 7TH	257.96
		ADVANCE LIFE INSURANCE	2/08/12	ADVANCE LIFE INUSRANCE	44.78

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
		WESTAR ENERGY	2/08/12	221 W 7TH-COURT	156.24
			2/08/12	225 W 7TH-COURT-PARKING LI	9.51
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #1	402.07
			2/08/12	KPERS #2	270.73
		NEX-TECH	2/13/12	MUNICIPAL COURT	4.82
		CINTAS #451	2/13/12	2 GRY MATS	15.35
			2/09/12	MATS @ MUNICIPAL COURT	15.35
			2/13/12	3 MORE GREY MATS	15.35
				TOTAL:	4,930.94
JC OPERA HOUSE	GENERAL FUND	INTERNAL REVENUE SERVICE	2/08/12	SOCIAL SECURITY WITHHOLDIN	128.56
			2/08/12	MEDICARE WITHHOLDING	30.07
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS RETIRED	278.69
		NEX-TECH	2/13/12	OPERA HOUSE	4.04
				TOTAL:	441.36
RECREATION	GENERAL FUND	INTERNAL REVENUE SERVICE	2/08/12	SOCIAL SECURITY WITHHOLDIN	135.54
			2/08/12	MEDICARE WITHHOLDING	31.69
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CROSS BLUE SHIELD	118.93
		KANSAS GAS SERVICE	2/13/12	1002 W 12TH	1,793.70
		ADVANCE LIFE INSURANCE	2/08/12	ADVANCE LIFE INUSRANCE	10.73
		WESTAR ENERGY	2/08/12	1002 W 12TH-COMMUNITY/P LI	1,346.70
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #2	64.05
		NEX-TECH	2/13/12	RECREATION	12.21
		CINTAS #451	1/27/12	GRAY MAT AT 12TH ST COMMUN	35.15
				TOTAL:	3,548.70
NON-DEPARTMENTAL	GRANTS	INTERNAL REVENUE SERVICE	2/08/12	FEDERAL WITHHOLDING	1,370.50
			2/08/12	SOCIAL SECURITY WITHHOLDIN	203.58
			2/08/12	MEDICARE WITHHOLDING	197.80
		ING LIFE INSURANCE & ANNUITY COMPANY	2/08/12	ING	125.00
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CROSS BLUE SHIELD	250.32
			2/08/12	BLUE CROSS BLUE SHIELD	260.12
		JUNCTION CITY FIREFIGHTERS AID ASSOCIA	2/10/12	FIREFIGHTERS AID ASSOCIATI	15.00
		FIREMEN'S RELIEF ASSOCIATION	2/10/12	FIREMANS RELIEF	26.64
		JUNCTION CITY FIRE FIGHTERS ASSOCIATIO	2/10/12	I.A.F.F. LOCAL 3309	126.00
		KANSAS DEPT OF REVENUE	2/08/12	STATE WITHHOLDING	535.60
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #1	213.86
			2/08/12	KP&F	635.49
		FLEXIBLE SPENDING ACCOUNT #41807030	2/08/12	FIRST STATE BANK	240.83
		UNITED WAY OF JUNCTION CITY-GEARY COUN	2/08/12	UNITED WAY	18.00
				TOTAL:	4,218.74
2005 JAG	GRANTS	GEARY COUNTY SHERIFF	1/31/12	LED LIGHT BARS - GESO	4,963.50
				TOTAL:	4,963.50
SELF HELP HOUSING	GRANTS	INTERNAL REVENUE SERVICE	2/08/12	SOCIAL SECURITY WITHHOLDIN	300.51
			2/08/12	MEDICARE WITHHOLDING	70.28
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CROSS BLUE SHIELD	148.66
			2/08/12	BLUE CROSS BLUE SHIELD	148.66
		EXPERIAN	2/13/12	CREDIT CK-JANUARY 2012	35.94
		HOME LUMBER CO.	2/13/12	SPADE BIT,GROUDNED PLUG,	30.80
		ADVANCE LIFE INSURANCE	2/08/12	ADVANCE LIFE INUSRANCE	27.98
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #1	445.90
		NEX-TECH	2/13/12	SELF HELP HOUSING	1.62
				TOTAL:	1,210.35

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
SAFE ROUTES TO SCHOOLS	GRANTS	ALFRED BENESCH & COMPANY	1/08/12	SRTS PS 11/14/11-01/01/12	240.20
				TOTAL:	240.20
SAFER GRANT-FIRE DEPT	GRANTS	INTERNAL REVENUE SERVICE	2/08/12	MEDICARE WITHHOLDING	127.52
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CROSS BLUE SHIELD	891.96
		ADVANCE LIFE INSURANCE	2/08/12	ADVANCE LIFE INUSRANCE	54.78
		KANSAS PUBLIC EMPLOYEES	2/08/12	KP&F	1,501.56
				TOTAL:	2,575.82
BLUFFS	RURAL HOUSING DIST	SECURITY BANK OF KANSAS CITY	1/24/12	COPS SERIES 2006 MAR 2012	74,743.75
			1/24/12	COPS SERIES 2006 MAR 2012	750.00
			1/24/12	COPS SERIES 2006 MAR 2012	361.72
				TOTAL:	75,132.03
NON-DEPARTMENTAL	SPIN CITY	INTERNAL REVENUE SERVICE	2/08/12	FEDERAL WITHHOLDING	255.18
			2/08/12	SOCIAL SECURITY WITHHOLDIN	182.36
			2/08/12	MEDICARE WITHHOLDING	62.94
		KANSAS DEPT OF REVENUE	2/08/12	STATE WITHHOLDING	83.09
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #1	44.80
				TOTAL:	628.37
SPIN CITY	SPIN CITY	INTERNAL REVENUE SERVICE	2/08/12	SOCIAL SECURITY WITHHOLDIN	269.19
			2/08/12	MEDICARE WITHHOLDING	62.94
		LANDMARK NATIONAL BANK	2/02/12	FEB 2012-LOAN PAYMENT	8,717.87
		CASH-WA DISTRIBUTING	2/08/12	FOOD, WATER	272.58
			2/08/12	GLOVES, FOOD TRAYS, PLATES	154.19
			2/08/12	GLOVES, FOOD TRAYS, PLATES	7.00
		BERNADETTE BELL	2/13/12	REFUND-ROOM SPIN CITY-NOV	125.00
		KEY OFFICE EQUIPMENT	1/18/12	CUSTOM STAMP-PRE-INK	31.76
		KANSAS GAS SERVICE	2/13/12	915 S WASHINGTON	1,333.41
		ADVANCE LIFE INSURANCE	2/08/12	ADVANCE LIFE INUSRANCE	7.90
		WESTAR ENERGY	2/08/12	915 S WASHINGTON-GOLF-SPIN	33.55
			2/08/12	915 S WASHINGTON-SPIN CITY	802.89
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #1	93.41
		SNACK EXPRESS	2/08/12	FOOD, CANDY, GATORADE	352.20
		THE PRINTERY	12/27/11	FOR SCHOOL APPRECIATION	529.00
		THE STUFF SHOP	2/08/12	REDEMPTION PRIZES	947.54
				TOTAL:	13,740.43
BOND & INTEREST	BOND & INTEREST	MARTIN L AND SHEREE L HEMMINGWAY	2/07/12	HEMMINGWAY VS COJC CASE 09	5,450.00
				TOTAL:	5,450.00
NON-DEPARTMENTAL	WATER & SEWER FUND	FAMILY SUPPORT PAYMENT CENTER (MISSOURI	2/08/12	MACSS #41061331/ CV103-753	154.85
		INTERNAL REVENUE SERVICE	2/08/12	FEDERAL WITHHOLDING	1,757.42
			2/08/12	SOCIAL SECURITY WITHHOLDIN	746.60
			2/08/12	MEDICARE WITHHOLDING	257.77
		ING LIFE INSURANCE & ANNUITY COMPANY	2/08/12	ING	216.87
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CROSS BLUE SHIELD	212.77
			2/08/12	BLUE CROSS BLUE SHIELD	359.06
			2/08/12	BLUE CROSS BLUE SHIELD	195.11
		JAY W. VANDER VELDE	2/08/12	JAY W VANDER VELDE	126.93
		UNITED STATES TREASURY	2/08/12	TORI ALLEN #097-70-6114	42.50
		KANSAS DEPT OF REVENUE	2/08/12	STATE WITHHOLDING	757.18
		WATER PROTECTION FEE/CLEAN DRINKING FE	2/08/12	WPF 4TH QTR 2011	8,335.09
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #1	398.62
			2/08/12	KPERS #2	492.35

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
		FLEXIBLE SPENDING ACCOUNT #41807030	2/08/12	FIRST STATE BANK	164.77
		PRE-PAID LEGAL SERVICES,	2/08/12	PREPAID LEGAL	26.51
		UNITED WAY OF JUNCTION CITY-GEARY COUN	2/08/12	UNITED WAY	<u>30.65</u>
				TOTAL:	14,275.05
WATER (D)	WATER & SEWER FUND	VEOLIA WATER NORTH AMERICA	12/30/11	DNG TO VALVE AT 948 GRNT#2	<u>206.71</u>
				TOTAL:	206.71
PUBLIC WATER REVOLVING	WATER & SEWER FUND	KDHE-BUREAU OF ENVIRON	1/23/12	LOAN 2084 FEB 2012 PAYMENT	16,673.92
			1/23/12	LOAN 2084 FEB 2012 PAYMENT	9,024.66
			1/23/12	LOAN 2084 FEB 2012 PAYMENT	770.41
			1/23/12	LOAN 2494 FEB 2012 PMT	17,216.48
			1/23/12	LOAN 2494 FEB 2012 PMT	5,279.03
			1/23/12	LOAN 2494 FEB 2012 PMT	<u>532.47</u>
				TOTAL:	49,496.97
WATER PRODUCTION	WATER & SEWER FUND	COREFIRST BANK	1/01/12	DISTRIC CONTRACTUAL BUDGET	14,968.00
			1/01/12	DISTRICT OPERATING BUDGET	668.31
		GRANDVIEW AUTO	1/12/12	1993 TRAILER	<u>2,700.00</u>
				TOTAL:	18,336.31
WATER ADMINISTRATION	WATER & SEWER FUND	INTERNAL REVENUE SERVICE	2/08/12	SOCIAL SECURITY WITHHOLDIN	575.33
			2/08/12	MEDICARE WITHHOLDING	134.56
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CROSS BLUE SHIELD	52.03
			2/08/12	BLUE CROSS BLUE SHIELD	52.03
			2/08/12	BLUE CROSS BLUE SHIELD	408.82
		WICHITA STATE UNIVERSITY CONFERENCE CE	2/09/12	SCHNURR-2012 CCMFOA CONFER	270.00
		WATER PROTECTION FEE/CLEAN DRINKING FE	2/08/12	CLEAN DRINK FEE 4TH QTR 2	7,814.15
		KANSAS GAS SERVICE	2/13/12	900 W SPRUCE	28.26
			2/13/12	2232 W ASH TOWER	27.50
		ADVANCE LIFE INSURANCE	2/08/12	ADVANCE LIFE INUSRANCE	47.52
		WESTAR ENERGY	2/08/12	2232 W ASH-WATER TOWER	101.60
			2/08/12	2100 N JACKSON-WATER	243.87
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #1	393.27
			2/08/12	KPERS #2	417.02
		NEX-TECH	2/13/12	WATER ADMINISTRATION	8.48
		PITNEY BOWES PURCHASE POWER	2/10/12	WATER-JAN 2012 POSTAGE REF	2,500.00
		CINTAS #451	2/08/12	SCRAPER/BROWN MAT	28.28
			2/08/12	UNIFORMS-LANGDON, KENNY	10.23
			2/13/12	SCRAPER/BROWN MAT	45.26
			2/13/12	UNIFORMS-LANGDON, KENNY	10.23
		TRAVELERS INSURANCE	2/02/12	FEB 2012 QTRLY INS	33,285.00
		XEROX CORPORATION	2/01/12	Water Dept Copier	131.99
			2/01/12	Copier Excess Print Fees	<u>0.00</u>
				TOTAL:	46,585.43
SEWER ADMINISTRATION	WATER & SEWER FUND	INTERNAL REVENUE SERVICE	2/08/12	SOCIAL SECURITY WITHHOLDIN	526.84
			2/08/12	MEDICARE WITHHOLDING	123.22
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CROSS BLUE SHIELD	74.33
			2/08/12	BLUE CROSS BLUE SHIELD	74.33
			2/08/12	BLUE CROSS BLUE SHIELD	371.65
		ADVANCE LIFE INSURANCE	2/08/12	ADVANCE LIFE INUSRANCE	50.11
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #1	437.82
			2/08/12	KPERS #2	317.74
		PITNEY BOWES PURCHASE POWER	2/10/12	SEWER-JAN 2012 POSTAGE REF	<u>2,500.00</u>
				TOTAL:	4,476.04



DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	ROLLING MEADOWS GO	INTERNAL REVENUE SERVICE	2/08/12	FEDERAL WITHHOLDING	12,672.24
			2/08/12	SOCIAL SECURITY WITHHOLDIN	1,702.17
		BLUE CROSS BLUE SHIELD OF KS KANSAS DEPT OF REVENUE KANSAS PUBLIC EMPLOYEES	2/08/12	MEDICARE WITHHOLDING	587.65
			2/08/12	BLUE CROSS BLUE SHIELD	37.16
			2/08/12	STATE WITHHOLDING	2,584.24
			2/08/12	KPERS #1	<u>1,620.00</u>
		TOTAL:			19,203.46
GOLF COURSE	ROLLING MEADOWS GO	CURT'S PEST CONTROL INTERNAL REVENUE SERVICE	1/10/12	PEST CONTROL SERVICES	38.50-
			2/08/12	SOCIAL SECURITY WITHHOLDIN	2,512.73
		RMI	2/08/12	MEDICARE WITHHOLDING	587.65
			1/10/12	GOLF CART TESTING	100.00
			1/10/12	ENTERED WRONG INV NUMBER	100.00-
			2/08/12	BLUE CROSS BLUE SHIELD	148.66
		BLUE CROSS BLUE SHIELD OF KS ADVANCE LIFE INSURANCE KANSAS PUBLIC EMPLOYEES NEX-TECH	2/08/12	ADVANCE LIFE INUSRANCE	9.75
			2/08/12	KPERS #1	3,377.70
			2/13/12	GOLF COURSE	<u>16.10</u>
		TOTAL:			6,614.09
GOLF COURSE CLUBHOUSE	ROLLING MEADOWS GO	SAM'S CLUB	2/13/12	JANUARY 2012-USAGE(SAMS CL	40.92
			2/13/12	JANUARY 2012-USAGE(SAMS CL	29.94
			2/13/12	JANUARY 2012-USAGE(SAMS CL	9.98
			2/13/12	JANUARY 2012-USAGE(SAMS CL	28.50
			2/13/12	JANUARY 2012-USAGE(SAMS CL	<u>10.98</u>
			TOTAL:		120.32
NON-DEPARTMENTAL	STORM WATER	INTERNAL REVENUE SERVICE	2/08/12	FEDERAL WITHHOLDING	177.48
			2/08/12	SOCIAL SECURITY WITHHOLDIN	62.16
		BLUE CROSS BLUE SHIELD OF KS KANSAS DEPT OF REVENUE KANSAS PUBLIC EMPLOYEES	2/08/12	MEDICARE WITHHOLDING	21.46
			2/08/12	BLUE CROSS BLUE SHIELD	27.87
			2/08/12	STATE WITHHOLDING	66.47
			2/08/12	KPERS #1	28.61
		UNITED WAY OF JUNCTION CITY-GEARY COUN	2/08/12	KPERS #2	48.03
			2/08/12	UNITED WAY	<u>1.25</u>
			TOTAL:		433.33
	STORM WATER MANAGEMENT STORM WATER	INTERNAL REVENUE SERVICE	2/08/12	SOCIAL SECURITY WITHHOLDIN	91.73
			2/08/12	MEDICARE WITHHOLDING	21.46
		BLUE CROSS BLUE SHIELD OF KS ADVANCE LIFE INSURANCE KANSAS PUBLIC EMPLOYEES	2/08/12	BLUE CROSS BLUE SHIELD	111.48
			2/08/12	ADVANCE LIFE INUSRANCE	7.07
			2/08/12	KPERS #1	59.65
			2/08/12	KPERS #2	66.75
		KAW VALLEY ENGINEERING, INC	12/31/11	PRICE RAVINE - PS	2,316.00
			12/31/11	PRICE RAVINE - PS	<u>5,950.00</u>
		TOTAL:			8,624.14
ECONOMIC DEVELOPMENT	ECONOMIC DEVELOPME	NEX-TECH CHAMBER OF COMMERCE	2/13/12	EDC	4.28
			2/02/12	JAN 2012 EDC TAX DISTRIBUT	<u>88,440.31</u>
		TOTAL:			88,444.59
LIBRARY	LIBRARY FUND	DOROTHY BRAMLAGE LIBRARY	2/02/12	JAN 2012 TAX DISTN	<u>410,811.58</u>
			TOTAL:		410,811.58
SPECIAL HIGHWAY	SPECIAL HIGHWAY FU	NEX-TECH	2/13/12	ENGINEERING	<u>4.04</u>
			TOTAL:		4.04

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	SANITATION FUND	INTERNAL REVENUE SERVICE	2/08/12	FEDERAL WITHHOLDING	145.11
			2/08/12	SOCIAL SECURITY WITHHOLDIN	73.54
		ING LIFE INSURANCE & ANNUITY COMPANY	2/08/12	MEDICARE WITHHOLDING	25.39
			2/08/12	ING	26.63
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CROSS BLUE SHIELD	37.55
			2/08/12	BLUE CROSS BLUE SHIELD	63.36
		UNITED STATES TREASURY	2/08/12	BLUE CROSS BLUE SHIELD	22.28
			2/08/12	TORI ALLEN #097-70-6114	7.50
		KANSAS DEPT OF REVENUE	2/08/12	STATE WITHHOLDING	69.25
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #1	52.32
			2/08/12	KPERS #2	36.01
		FLEXIBLE SPENDING ACCOUNT #41807030	2/08/12	FIRST STATE BANK	25.00
		PRE-PAID LEGAL SERVICES,	2/08/12	PREPAID LEGAL	2.39
		UNITED WAY OF JUNCTION CITY-GEARY COUN	2/08/12	UNITED WAY	1.35
				TOTAL:	587.68
SANITATION PICKUP	SANITATION FUND	VEOLIA WATER NORTH AMERICA	12/30/11	912 N MADISON	75.00
			12/30/11	1229 PERSHING	500.00
			12/30/11	1336 FOGARTY	75.00
				TOTAL:	650.00
SANITATION ADMINISTRAT	SANITATION FUND	INTERNAL REVENUE SERVICE	2/08/12	SOCIAL SECURITY WITHHOLDIN	108.51
			2/08/12	MEDICARE WITHHOLDING	25.36
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CROSS BLUE SHIELD	22.30
			2/08/12	BLUE CROSS BLUE SHIELD	22.30
		GEARY COUNTY PUBLIC WORKS	2/08/12	BLUE CROSS BLUE SHIELD	89.20
			2/08/12	TRANSFER STATION-1-683	40.94
		ADVANCE LIFE INSURANCE	2/08/12	TRANSFER STATION-1-683	40.94
			2/08/12	ADVANCE LIFE INUSRANCE	11.24
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #1	109.07
			2/08/12	KPERS #2	50.05
		VEOLIA WATER NORTH AMERICA	12/30/11	1705 MCFARLAND	85.00
			12/30/11	1212 W ASH	95.00
			12/30/11	428 W 13TH-HAMMOND	63.32
			12/30/11	901 W 11TH-MOORE	316.60
			12/30/11	817 W 11TH-MOORE	79.15
			12/30/11	1056 CEDAR	115.00-
			12/30/11	1010 W 8TH	160.00-
			12/30/11	513 S WASHINGTON	115.00-
			12/30/11	736 W 5TH	160.00-
			12/30/11	518 SKYLINE	115.00-
			12/30/11	1000 MCCLURE	200.00-
			12/30/11	1104 N WASHINGTON	115.00-
			12/30/11	1056 CEDAR	115.00
			12/30/11	1010 W 8TH	160.00
			12/30/11	513 S WASHINGTON	115.00
			12/30/11	736 W 5TH	160.00
			12/30/11	518 SKYLINE	115.00
			12/30/11	1000 MCCLURE	200.00
			12/30/11	1104 N WASHINGTON	115.00
			12/30/11	1056 CEDAR	115.00
			12/30/11	1010 W 8TH	160.00
			12/30/11	513 S WASHINGTON	115.00
			12/30/11	736 W 5TH	160.00
			12/30/11	518 SKYLINE	115.00
			12/30/11	1000 MCCLURE	200.00

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
			12/30/11	1104 N WASHINGTON	115.00
			TOTAL:		2,138.98
FIRE EQUIPMENT RESERVE	FIRE EQUIPMENT RES	DEBBIE LAUGHLIN	12/05/11	SUSPENDERS	291.99
			TOTAL:		291.99
EMPLOYEE BENEFITS	EMPLOYEE BENEFITS	DELTA DENTAL (PREMIUMS)	2/01/12	DELTA DENTAL (PREMIUMS) JA	1,373.70
			TOTAL:		1,373.70
NON-DEPARTMENTAL	DRUG & ALCOHOL ABU	INTERNAL REVENUE SERVICE	2/08/12	FEDERAL WITHHOLDING	305.41
			2/08/12	MEDICARE WITHHOLDING	29.90
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CROSS BLUE SHIELD	37.16
		JUNCTION CITY POLICE	2/10/12	JCPOA	20.00
		KANSAS DEPT OF REVENUE	2/08/12	STATE WITHHOLDING	112.39
		KANSAS PUBLIC EMPLOYEES	2/08/12	KP&F	146.94
			TOTAL:		651.80
DRUG & ALCOHOL ABUSE	DRUG & ALCOHOL ABU	INTERNAL REVENUE SERVICE	2/08/12	MEDICARE WITHHOLDING	29.90
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CROSS BLUE SHIELD	148.66
		ADVANCE LIFE INSURANCE	2/08/12	ADVANCE LIFE INUSRANCE	10.20
		KANSAS PUBLIC EMPLOYEES	2/08/12	KP&F	347.21
			TOTAL:		535.97
NON-DEPARTMENTAL	SPECIAL LE TRUST F	INTERNAL REVENUE SERVICE	2/08/12	FEDERAL WITHHOLDING	37.32
			2/08/12	SOCIAL SECURITY WITHHOLDIN	21.59
			2/08/12	MEDICARE WITHHOLDING	7.45
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CROSS BLUE SHIELD	18.58
		KANSAS DEPT OF REVENUE	2/08/12	STATE WITHHOLDING	15.18
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #1	21.85
		FLEXIBLE SPENDING ACCOUNT #41807030	2/08/12	FIRST STATE BANK	8.34
			TOTAL:		130.31
SPECIAL LAW ENFORCEMEN	SPECIAL LE TRUST F	MILITARY OUTLET, L.C.	2/13/12	202523 TRU SHIRT/PANT #749	92.98
			2/13/12	36360 SEW ON TRU PATCHES #	2.00
		INTERNAL REVENUE SERVICE	2/08/12	SOCIAL SECURITY WITHHOLDIN	31.86
			2/08/12	MEDICARE WITHHOLDING	7.45
		GEARY COUNTY ATTORNEY	2/13/12	10CV141 ATTORNEY FEES FORF	57.00
			2/13/12	10CV144 ATTORNEY FEES FORF	61.80
			2/13/12	10CV271 ATTORNEY FEES FORF	15.00
			2/13/12	10CV323 ATTORNEY FEES FORF	17.10
			2/13/12	10CV49 ATTORNEY FEES FORFE	717.17
			2/13/12	10CV75 ATTORNEY FEES FORFE	7.05
			2/13/12	11CV170 ATTORNEY FEES FORF	288.80
		GRANDVIEW PLAZA PD	2/13/12	10CV323 ASSET SHARING FORF	16.15
			2/13/12	10CV75 ASSET SHARING FORFE	6.66
			2/13/12	11CV170 ASSET SHARING FORF	381.22
		BLUE CROSS BLUE SHIELD OF KS	2/08/12	BLUE CROSS BLUE SHIELD	74.33
		VERIZON WIRELESS	2/13/12	2691180400 DTF PHONE SERVI	44.24
		GEARY COUNTY SHERIFF	2/13/12	10CV323 ASSET SHARING FORF	16.15
			2/13/12	10CV49 ASSET SHARING FORFE	573.74
			2/13/12	10CV75 ASSET SHARING FORFE	6.66
		ADVANCE LIFE INSURANCE	2/08/12	ADVANCE LIFE INUSRANCE	3.85
		KANSAS PUBLIC EMPLOYEES	2/08/12	KPERS #1	45.55
		NEX-TECH	2/13/12	DRUG TASK FORCE	4.44
			TOTAL:		2,471.20

DEPARTMENT	FUND	VENDOR NAME	DATE	DESCRIPTION	AMOUNT
LAW ENFORCEMENT TRAIN	LAW ENFORCEMENT TR	N.I.T.V.	2/13/12	2295 CVSA CERTIFICATION -	1,295.00
				TOTAL:	1,295.00

## ===== FUND TOTALS =====

01	GENERAL FUND	314,491.62
02	GRANTS	13,208.61
03	RURAL HOUSING DISTRICT	75,132.03
10	SPIN CITY	14,368.80
12	BOND & INTEREST	5,450.00
15	WATER & SEWER FUND	133,376.51
17	ROLLING MEADOWS GOLF FUND	25,937.87
18	STORM WATER	9,057.47
19	ECONOMIC DEVELOPMENT	88,444.59
20	LIBRARY FUND	410,811.58
22	SPECIAL HIGHWAY FUND	4.04
23	SANITATION FUND	3,376.66
26	FIRE EQUIPMENT RESERVE	291.99
35	EMPLOYEE BENEFITS FUND	1,373.70
47	DRUG & ALCOHOL ABUSE FUND	1,187.77
50	SPECIAL LE TRUST FUND	2,601.51
54	LAW ENFORCEMENT TRAINING	1,295.00

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GRAND TOTAL: 1,100,409.75  
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TOTAL PAGES: 14

## SELECTION CRITERIA

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SELECTION OPTIONS

VENDOR SET: 01-CITY OF JUNCTION CITY, KS  
VENDOR: All  
CLASSIFICATION: All  
BANK CODE: All  
ITEM DATE: 0/00/0000 THRU 99/99/9999  
ITEM AMOUNT: 9,999,999.00CR THRU 9,999,999.00  
GL POST DATE: 0/00/0000 THRU 99/99/9999  
CHECK DATE: 2/01/2012 THRU 2/13/2012

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PAYROLL SELECTION

PAYROLL EXPENSES: NO  
CHECK DATE: 0/00/0000 THRU 99/99/9999

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PRINT OPTIONS

PRINT DATE: GL Post Date  
SEQUENCE: By Department  
DESCRIPTION: Distribution  
GL ACCTS: NO  
RREPORT TITLE: APPROPRIATIONS- FEB 1 2012-FEB 13 2012-CS  
SIGNATURE LINES: 0

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PACKET OPTIONS

INCLUDE REFUNDS: YES  
INCLUDE OPEN ITEM:NO

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**Backup material for agenda item:**

- b. Consideration of the February 7, 2012 City Commission Meeting Minutes.

## **CITY COMMISSION MINUTES**

February 7, 2012

6:30p.m.

The regular meeting of the Junction City City Commission was held on Tuesday, February 7, 2012 with Mayor Pat Landes presiding.

The following members of the Commission were present: Cecil Aska, Scott Johnson, Pat Landes, Jim Sands and Jack Taylor. Staff present was: City Manager Gerry Vernon, City Attorney Catherine Logan, and City Clerk Tyler Ficken.

### **EXECUTIVE SESSION**

An Executive Session to discuss personnel issues (City Manager evaluation & contract discussion) to include the City Commission and City Attorney. Commissioner Taylor requested that the Human Resources Director attend the Executive Session. Commissioner Johnson moved, seconded by Commissioner Aska at 6:34 p.m. to adjourn into executive session for 30 minutes to discuss personnel issues (City Manager evaluation & Contract discussion) to include the City Commission, City Attorney, and Human Resources Director. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried. Commissioner Taylor moved, seconded by Commissioner Johnson to adjourn from Executive Session at 7:05 p.m. where no actions were taken, and no decisions were made. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried. Commissioner Taylor moved, seconded by Commissioner Johnson to adjourn into Executive session at 7:06 p.m. for 15 minutes to discuss personnel issues (City Manager evaluation & Contract discussion) to include the City Manager. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried. Commissioner Aska moved, seconded by Commissioner Johnson to adjourn from Executive Session at 7:21 p.m. where no actions were taken, and no decisions were made. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

### **SPECIAL PRESENTATIONS**

A presentation of the 2011 Employee Service Awards. Mayor Landes presented the awards.

### **PUBLIC COMMENT**

John Stewart stated that he would like items f., g., j., & k on the consent agenda to be discussed by the Commission. Commissioner Johnson stated that he received e-mails about items that seem to be large expenditures on the consent agenda. City Manager Vernon state that item f. amends the previously approved fire union contract to include vacation preference by seniority which was unintentionally excluded from the contract. Commissioner Johnson stated that 480 hours seems to be a lot of vacation hours to accumulate. City Manager Vernon stated that item g. the purchase of a command vehicle for the Police Department was budgeted in the 2012 budget, and the vehicle replaces a 2004 model. City Manager Vernon stated that item i., is an

attempt to sell items that are currently not in use and in poor condition. Commissioner Sands stated that he would like to know more about the quality of the equipment. Assistant City Manager McCaffery stated that the items are in truly poor condition, and he will provide a more detailed list. Assistant City Manager McCaffery stated that item j. will purchase an additional boiler for the SWWWTP; it is a unique system with a high efficiency boiler. City Manager Vernon stated that for a time, last year, both boilers were down, and one boiler was purchased in an emergency situation. Commissioner Johnson stated that the Amour plant should be charged additionally for this system. Assistant City Manager McCaffery stated that a nutrient study is planned for the future. City Manager Vernon stated that with recent rate increases in sewer fees, the plant is now being charged at a higher rate. Mayor Landes asked what the life expectancy of one of the boilers is. Assistant City Manager McCaffery stated that they have been lasting 5, but would like to see 10 years of operation with a rotating use system.

## **CONSENT AGENDA**

Consideration of Appropriation Ordinance A-3 2012 dated January 12, 2012 through January 30, 2012 in the amount of \$1,092,038.79. Commissioner Taylor moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of the January 17, 2012 City Commission meeting minutes. Commissioner Taylor moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration to send unpaid water bills 2-7-2012 to collections. Commissioner Taylor moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration to send unpaid water bills 1-17-2012 to collections. Commissioner Taylor moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of ambulance contractual obligation adjustments and bad debt adjustments. Commissioner Taylor moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration to approve amendment to the fire Fighters Union Contract – Article 10: Vacation. Commissioner Taylor moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration and approval of the award of bid for on (1) command vehicle for the Police Department. Commissioner Taylor moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.



The consideration and approval of the 2012 Cereal Malt Beverage License for Handy's LLC #3 located at 1839 N. Washington St. Commissioner Taylor moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration to declare various equipment within the Public Works and Parks & Recreation Departments as surplus. Commissioner Taylor moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

The consideration and approval of a waiver of bid and the purchase & installation of a high heat boiler unit to Thermal Comfort Air in the amount of \$27,500. Commissioner Taylor moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

The consideration and approval of the award of bid for two (2) pick-up trucks to Ed Bozarth Chevrolet & GMAC for the Engineering and Building & Codes Department. Commissioner Taylor moved, seconded by Commissioner Aska to approve the consent agenda as presented. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

## **SPECIAL PRESENTATIONS**

City Attorney Logan to provide information to the Commission regarding Tax Increment Financing (TIF) districts. City Attorney Logan presented a PowerPoint presentation on the specifics of TIF districts.

## **PUBLIC HEARING**

A public hearing to consider amending the District Plan for the Goldenbelt Redevelopment District. Mayor Landes opened the public hearing. Commissioner Sands moved, seconded by Commissioner Johnson to close the public hearing to consider amending the District Plan for the Goldenbelt Redevelopment District. Ayes: Asia, Johnson, Lands, Sands, Taylor. Nays: none. Motion carried.

## **NEW BUSINESS**

Consideration of Ordinance S-3103 amending the approved district plan for a redevelopment district within the City; confirming certain findings in conjunction therewith (Dick Edwards Auto Plaza Project); and amending Ordinance S-3026. City Attorney Logan presenting. (First Reading). Theron Frogget with Oppenheimer & Co Inc., stated that Canyon Research Southwest, Inc. developed the provided Feasibility Study to which exhibit E provides a summary of the project. Commissioner Johnson moved, seconded by Commissioner Sands to approve S-3103 on first reading. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration to approve Resolution R-2661 to schedule a Public Hearing on Edwards Auto Plaza TIF Plan. City Attorney Logan Presenting. City Attorney Logan stated that she wants to make it clear to the Commission and the public, that approval of R-2661 is an item that conveys that the City will consider the project, and not approval of the project. Commissioner Johnson stated that this is the type of project that a TIF is meant for. City Attorney Logan reminded the Commission that her services on preparing the TIF were paid by the developer as agreed by the Commission. Commissioner Taylor moved, seconded by Commissioner Johnson to approve Resolution R-2661. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of the purchase of one (1) tactical armored vehicle for the Police Department. Police Chief Brown Presenting. Police Chief Brown made a presentation on the acquisition of the tactical armored vehicle. Commissioner Taylor asked who would make the call to allow other jurisdictions to use the vehicle. Police Chief Brown stated that it would be his call, and he does not believe there will be an abuse by requestors of the borrow privilege. Commissioner Aska stated that opportunities for Homeland Security dollars may be reduced in the future. Chief Brown stated that \$800,000 has been awarded within the region this year; this vehicle will service the western side of the region. Commissioner Taylor asked when the vehicle will be available. Police Chief Brown stated that he would expect delivery before April. Commissioner Sands moved, seconded by Commissioner Aska to approve the purchase of one (1) tactical armored vehicle for the Police Department. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of Ordinance G-1108: a rate increase from \$16.00 to \$16.50 per household, and \$8.00 to \$8.25 for a second cart. Finance Director Beatty Presenting. Commissioner Johnson stated that a recycling program is needed; he asked if the \$.50 increase is enough to cover expenses. Finance Director Beatty stated that the \$.50 increase is what is needed. Commissioner Johnson stated that he does not want the City to compete with private haulers because private haulers have to pay taxes. Finance Director Beatty stated that citizens are required to have a trash service for health and safety reasons. Mayor Landes stated that he would also like the options for recycling to be improved, and he hopes that the \$.50 increase is enough. Commissioner Aska moved, seconded by Commissioner Sands to approve Ordinance G-1108 on first reading. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of a fireworks stand land lease for 9<sup>th</sup> and Washington with Big Daddy Fireworks. Finance Director Beatty Presenting. Finance Director Beatty stated that Big Daddy Fireworks returned with an offer of \$3,000 for the land lease at 9<sup>th</sup> and Washington. Commissioner Taylor moved, seconded by Commissioner Sands to approve fireworks stand land lease for 9<sup>th</sup> and Washington with Big Daddy Fireworks in the amount of \$3,000.00. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

Consideration of an Airport Management Agreement, and fixed Based Operator Agreement. Finance Director Beatty Presenting. Commissioner Johnson asked when the hanger is going to

be paid for. Finance Director Beatty stated that rent is financing the building, and the building is paid for in 2017. Finance Director Beatty stated that she has working to get agreements in place at the airport, and an agreement with Civil Air is still needed. Commissioner Aska moved, seconded by Commissioner Johnson to approve Airport Management Agreement, and fixed Based Operator Agreement. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

### **COMMISSION COMMENTS**

Commissioner Sands stated that Jonice Pitts passed away recently; he stated that she was the Juneteenth event. Please contact him if you are willing to help continue the event.

Commissioner Taylor asked for an update on the water line break situation. City Manger Vernon stated that there was a catastrophic water line break, which took time to locate. City Manager Vernon stated that he appreciates the community's patience. The boil advisory is a precaution until test results are received regarding water quality; results will be received tomorrow by noon. Commissioner Taylor asked when the Earth Day event will be held. Chief Brown stated that the event is scheduled for the 3<sup>rd</sup> Saturday in April. Commissioner Taylor asked that someone address the makeshift pet store sign on Washington St.

Mayor Landes stated that he would like to see a fall trash pickup in addition to the spring event. Mayor Landes stated that Randy Testa is leading a group to address the Helland property project with the use of no taxpayer funds. A round table event is scheduled at the Opera House at Noon on February 20<sup>th</sup>.

### **STAFF COMMENTS**

Assistant City Manager McCaffery stated that City staff is excited about the hire of an Assistant City Engineer who will replace the GIS Specialist position.

### **ADJOURNMENT**

Commissioner Sands moved, seconded by Commissioner Johnson to adjourn at 9:51 p.m. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: None. Motion Carried.

APPROVED AND ACCEPTED THIS 21ST DAY OF FEBRUARY 2012 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR FEBRUARY 7, 2012.

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Tyler Ficken, City Clerk

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Pat Landes, Mayor

**Backup material for agenda item:**

- c. Consideration of request for street closing for the "Run For The Wall" event.

# **City of Junction City**

## **City Commission**

### **Agenda Memo**

02-21-12

**From:** Tim Brown, Chief of Police  
**To:** Gerry Vernon, City Manager  
**Subject:** Street closing request for Run for the Wall

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**Objective:** The Run for the Wall committee requests the closure of intersections on May 22, 2012.

**Explanation of Issue:** The closure is to host a Run for the Wall ceremony at the Kansas Vietnam Veterans Memorial. The committee plans to draw approximately 400 motorcycles to the event.

Request is made to close:

- 1) Fifth Street - 100 block west from Washington Street to Jefferson Street from 3:00 pm to 7:00 pm.
- 2) Washington Street – from Fifth Street to Sixth Street: from 3:00 pm – 7:00 pm.

**Budget Impact:** There is no impact on the budget.

**Alternatives:** The Commission may approve, deny, or postpone the closure.

**Special Considerations:** This event has been held in the past with no complaints from area residents or businesses. Staff would expect that to continue.

**Recommendation:** Staff recommends approval of the street closing.

**Suggested Motion:**

Move to approve the street closing for Run for the Wall

**Enclosures:** Request from the Run for the Wall Committee

February 15, 2012

Gerry Vernon, City Manager  
City of Junction City  
700 N. Jefferson  
Junction City, KS 66441

Dear Mr. Vernon:

Run For The Wall is coming to our community on May 20, 2012. Veterans from all wars and their supporters will leave from Rancho Cucamonga, CA on their annual pilgrimage across the heartland of America to the Vietnam Veteran's Memorial – "The Wall" – in Washington D. C. For the third year they will honor Junction City by stopping and over-night here in Junction City on the evening of May 22<sup>nd</sup>.

With the new perimeters for requests being implemented, and as Chair of the Committee, I am asking for the following support from the City of Junction City:

- Usage of Sertoma Park for camping, restroom facilities open and additional trash receptacles be placed in park
- Request restroom facilities open and additional trash receptacles placed in Heritage Park
- Request electricity be on in Heritage Park at all outlets
- Blockage of Street:
  - 5<sup>th</sup> Street (from Washington to Jefferson) Time period 3:00 PM – 7:00 PM
  - Washington Street (from 5<sup>th</sup> street to 6<sup>th</sup> street Time period 3:00 PM – 7:00 PM
- Placement of 16 barricades:
  - 4 at 5<sup>th</sup> & Jefferson
  - 8 at 5<sup>th</sup> & Washington
  - 4 at 6<sup>th</sup> & Washington to block southbound traffic
- Use of 60 traffic cones for blocking parking lanes
  - Parking lanes on the east side of 500 block of N. Washington
  - Parking lanes on west side of 500 block of N. Washington

With this annual national event coming to our community, the support and efforts of the City of Junction City is vital to the success of this event. The Committee appreciates the services and support of the City with this event in the past and look forward to this annual event in Junction City. If you have any questions, please don't hesitate to give me a call.

Thank you,

Connie Hall  
Run For The Wall Committee

**Backup material for agenda item:**

- d. Consideration of Approval to send unpaid water bills to Setoff/Collections.

## **City of Junction City**

### **City Commission**

#### **Agenda Memo**

February 21 2012

**From:** Cynthia Sinkler, Water Billing and Accounts Payable Manager

**To:** Gerry Vernon, City Manager and City Commissioners

**Subject:** \_\_\_\_\_

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**Background:** Attached are listing of unpaid water bills for –February 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 10th 2012

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Unpaid water bills sending to Setoff/Collections      **\$10,790.00**





12-01-2012 04:28 PM  
 G/L POSTING DATE: 2/01/2012  
 PACKET: 21364  
 POSTING TYPE: BOTH  
 COMMENT CODE: BAD -BAD DEBT  
 FLAG ACCOUNT: YES

W R I T E O F F A U D I T R E G I S T E R  
 \*\* TRANSFER TO BAD DEBT \*\*

ACCOUNT NO	NAME	BALANCE LAST BILL					
10-1310-09-0	GALLAWAY, JOSHUA	155.61	100-WATER	41.68	200-WPFEE	0.19	300-SEWE
** LAST PAYMENT MADE: 11/03/2011		12/21/2011	400-TRASH	5.44	500-MISCEL	25.00	502-CUT-
			700-PENALT	2.57			
10-5560-04-0	METZLER, KATELYN N	150.63	100-WATER	33.51	200-WPFEE	0.10	300-SEWE
** LAST PAYMENT MADE: 10/07/2011		12/21/2011	500-MISCEL	25.00	502-CUT-OF	22.67	700-PENA
16-0400-12-0	PELKEY, ROBERT	226.80	100-WATER	41.32	200-WPFEE	0.18	300-SEWE
** LAST PAYMENT MADE: 9/30/2011		11/18/2011	400-TRASH	43.80	401-TRASH	0.01	500-MISC
			501-SC	0.09	502-CUT-OF	35.44	700-PENA
17-0380-05-0	HUGHES, HORACE	161.63	100-WATER	28.20	200-WPFEE	0.07	300-SEWE
** LAST PAYMENT MADE: 0/00/0000		10/20/2011	401-TRASH	1.01	500-MISCEL	25.00	501-SC
			502-CUT-OF	24.47	700-PENALT	7.92	
20-2850-17-0	LOCKHART, STEVEN P	164.33	100-WATER	33.83	200-WPFEE	0.06	300-SEWE
** LAST PAYMENT MADE: 9/09/2011		10/20/2011	400-TRASH	16.70	500-MISCEL	25.00	502-CUT-
			700-PENALT	7.67			
23-3770-03-0	LONG, MECHELLE A	332.75	100-WATER	118.18	200-WPFEE	0.97	300-SEWE
** LAST PAYMENT MADE: 7/25/2011		12/21/2011	500-MISCEL	25.00	501-SC	25.00	502-CUT-
			700-PENALT	13.68			
23-3880-05-0	GAILLARD, LIONEL	228.29	100-WATER	49.14	150-STRM W	10.00	200-WPFE
** LAST PAYMENT MADE: 0/00/0000		10/20/2011	300-SEWER	59.90	500-MISCEL	25.00	501-SC
			502-CUT-OF	50.00	700-PENALT	8.89	
23-4410-12-0	KEENE, JAMES	162.60	100-WATER	41.07	200-WPFEE	0.21	300-SEWE
** LAST PAYMENT MADE: 9/27/2011		11/18/2011	500-MISCEL	25.00	502-CUT-OF	25.36	700-PENA
23-4930-07-0	GAYTAN, CELENA C	153.68	100-WATER	37.11	200-WPFEE	0.12	300-SEWE
** LAST PAYMENT MADE: 8/25/2011		10/20/2011	500-MISCEL	25.00	502-CUT-OF	23.95	700-PENA
23-5860-12-0	IMHAUSEN, FRANK	307.24	100-WATER	45.86	200-WPFEE	0.21	300-SEWE
** LAST PAYMENT MADE: 8/22/2011		10/20/2011	400-TRASH	22.20	500-MISCEL	25.00	502-CUT-
			700-PENALT	16.42			
23-5940-06-0	ATKINS, GERALD L	240.11	100-WATER	58.83	200-WPFEE	0.36	300-SEWE
** LAST PAYMENT MADE: 6/01/2011		12/21/2011	400-TRASH	21.96	401-TRASH	0.73	500-MISC
			501-SC	17.16	502-CUT-OF	34.31	700-PENA
24-1200-08-0	MARTIN, LORRINDA J	205.84	100-WATER	32.89	200-WPFEE	0.09	300-SEWE
** LAST PAYMENT MADE: 0/00/0000		11/18/2011	400-TRASH	19.28	401-TRASH	7.47	500-MISC
			501-SC	15.07	502-CUT-OF	30.13	700-PENA
26-0630-05-0	BERNER, SCOTT	210.42	100-WATER	31.86	200-WPFEE	0.02	300-SEWE
** LAST PAYMENT MADE: 0/00/0000		12/21/2011	400-TRASH	18.91	401-TRASH	4.73	500-MISC
			501-SC	14.77	502-CUT-OF	29.55	700-PENA
26-1600-03-0	ANDERSON, JOSHUA	61.64	100-WATER	14.74	200-WPFEE	0.08	300-SEWE
** LAST PAYMENT MADE: 9/27/2011		11/18/2011	500-MISCEL	25.00			

2-01-2012 04:28 PM  
 G/L POSTING DATE: 2/01/2012  
 PACKET: 21364  
 POSTING TYPE: BOTH  
 COMMENT CODE: BAD -BAD DEBT  
 FLAG ACCOUNT: YES

W R I T E O F F A U D I T R E G I S T E R  
 \*\* TRANSFER TO BAD DEBT \*\*

ACCOUNT NO	===== NAME =====	BALANCE LAST BILL					
26-4880-01-0	MANN, CHRISTINA A	184.51	100-WATER	37.49	200-WPFEE	0.14	300-SEWE
** LAST PAYMENT MADE: 9/15/2011	11/18/2011		400-TRASH	18.01	500-MISCEL	25.00	502-CUT-
			700-PENALT	3.87			
26-5050-07-0	ROBERTS, LINDY	110.73	100-WATER	20.10	200-WPFEE	0.07	300-SEWE
** LAST PAYMENT MADE: 9/27/2011	11/18/2011		400-TRASH	8.57	500-MISCEL	25.00	502-CUT-
			700-PENALT	2.63			
**TOTALS** NUMBER OF ACCOUNTS:	16	3,056.81	100-WATER	665.81	150-STRM W	10.00	200-WPFEE
			300-SEWER	1,129.21	400-TRASH	174.87	401-TRAS
			500-MISCEL	400.00	501-SC	121.56	502-CUT-
			700-PENALT	104.69			

ACCOUNT	SOURCE NAME	AMOUNT
15 -1-00-00-0107	ACCOUNTS RECEIVABLE	2,857.99CR
15 -1-00-00-0108	ALLOWANCE FOR UNCOLLECTABLE	121.56
15 -5-34-00-0758	BAD DEBT EXPENSE	1,607.22
15 -5-41-00-0758	BAD DEBT EXPENSE	1,129.21
18 -1-00-00-0107	ACCOUNTS RECEIVABLE	10.00CR
18 -5-18-00-0758	BAD DEBT EXPENSE	10.00
23 -1-44-00-0107	ACCOUNTS RECEIVABLE	188.82CR
23 -5-45-00-0758	BAD DEBT EXPENSE	188.82

WARNINGS: 0  
 ERRORS: 0

\*\* END OF REPORT \*\*

G/L POSTING DATE: 2/02/2012

\*\* TRANSFER TO BAD DEBT \*\*

PACKET: 21374

POSTING TYPE: BOTH

COMMENT CODE: BAD -BAD DEBT

FLAG ACCOUNT: YES

ACCOUNT NO	NAME	BALANCE	LAST BILL					
01-1180-08-0	MOSER, JEFF D	100.73	100-WATER	22.90	200-WPFE	0.04	300-SEWER	44.22
** LAST PAYMENT MADE:	11/17/2011	8/18/2011	502-CUT-OF	30.76	700-PENALT	2.81		
14-2900-11-0	TRUSSELL, JEFFERY S	217.03	100-WATER	42.35	200-WPFE	0.16	300-SEWER	72.83
** LAST PAYMENT MADE:	8/26/2011	10/20/2011	400-TRASH	24.50	500-MISCEL	25.00	502-CUT-OF	45.31
			700-PENALT	6.88				
16-2020-09-0	SKIDMORE, BARBARA	260.29	100-WATER	49.36	200-WPFE	0.17	300-SEWER	66.86
** LAST PAYMENT MADE:	10/25/2011	1/20/2012	400-TRASH	34.72	500-MISCEL	25.00	502-CUT-OF	72.34
			700-PENALT	11.84				
16-2990-08-0	BERMUDEZ, NANCY	61.54	100-WATER	13.12	150-STRM W	3.33	200-WPFE	0.12
** LAST PAYMENT MADE:	10/04/2011	10/20/2011	300-SEWER	19.97	500-MISCEL	25.00		
17-0170-04-0	LINDLEY, JACK	161.81	100-WATER	60.68	200-WPFE	0.46	300-SEWER	50.77
** LAST PAYMENT MADE:	7/26/2011	9/22/2011	500-MISCEL	25.00	502-CUT-OF	20.77	700-PENALT	4.13
18-0500-08-0	ROBERTS, HUGH	156.76	100-WATER	31.20	200-WPFE	0.12	300-SEWER	53.06
** LAST PAYMENT MADE:	8/19/2011	10/20/2011	400-TRASH	17.14	500-MISCEL	25.00	502-CUT-OF	26.79
			700-PENALT	3.45				
18-0530-11-0	HERBERT, RE ONIKA	340.51	100-WATER	59.22	200-WPFE	0.21	300-SEWER	105.40
** LAST PAYMENT MADE:	0/00/0000	10/20/2011	400-TRASH	36.95	401-TRASH	2.87	500-MISCEL	25.00
			501-SC	38.49	502-CUT-OF	38.49	700-PENALT	33.88
18-0690-07-0	JOSHUA, HEZEKIAH	44.12	100-WATER	8.16	200-WPFE	0.08	300-SEWER	10.88
** LAST PAYMENT MADE:	8/16/2011	9/22/2011	500-MISCEL	25.00				
18-0780-05-0	BOGGESS, APRIL	57.89	100-WATER	9.99	200-WPFE	0.04	300-SEWER	15.74
** LAST PAYMENT MADE:	7/27/2011	9/22/2011	400-TRASH	2.54	500-MISCEL	25.00	502-CUT-OF	3.96
			700-PENALT	0.62				
18-0960-17-0	GARNER, ROSHELLE T	180.52	100-WATER	34.70	200-WPFE	0.04	300-SEWER	67.00
** LAST PAYMENT MADE:	8/24/2011	10/20/2011	400-TRASH	17.66	500-MISCEL	25.00	502-CUT-OF	27.59
			700-PENALT	8.53				
18-1830-03-0	WEBB, ROBERT R	202.40	100-WATER	49.40	200-WPFE	0.31	300-SEWER	67.00
** LAST PAYMENT MADE:	8/26/2011	10/20/2011	400-TRASH	19.35	500-MISCEL	25.00	502-CUT-OF	29.38
			700-PENALT	11.96				
18-3424-09-0	DAVIS, DENELLE	117.54	100-WATER	36.81	200-WPFE	0.27	300-SEWER	44.86
** LAST PAYMENT MADE:	8/25/2011	9/22/2011	400-TRASH	5.30	500-MISCEL	25.00	502-CUT-OF	4.64
			700-PENALT	0.66				
18-4180-08-0	ARCHIBALD, YONG SUN	295.19	100-WATER	57.00	150-STRM W	15.67	200-WPFE	0.21
** LAST PAYMENT MADE:	8/24/2011	10/20/2011	300-SEWER	94.93	400-TRASH	34.15	500-MISCEL	25.00
			502-CUT-OF	50.00	700-PENALT	18.23		
19-2885-02-0	FREUCK, AMY J	66.22	100-WATER	15.61	200-WPFE	0.06	300-SEWER	25.55
** LAST PAYMENT MADE:	8/08/2011	10/20/2011	500-MISCEL	25.00				
19-3140-02-0	MILLER, AMBER N	27.58	100-WATER		0-SEWER	1.68	500-MISCEL	25.00
** LAST PAYMENT MADE:	9/12/2011	10/20/2011						

G/L POSTING DATE: 2/02/2012

\*\* TRANSFER TO BAD DEBT \*\*

PACKET: 21374

POSTING TYPE: BOTH

COMMENT CODE: BAD -BAD DEBT

FLAG ACCOUNT: YES

ACCOUNT NO	NAME	BALANCE	LAST BILL						
19-3215-04-0	PEREZ, BOBBY A	205.78	100-WATER	39.63	200-WPFE	0.08	300-SEWER	66.75	
** LAST PAYMENT MADE:	8/29/2011	10/20/2011	400-TRASH	23.76	500-MISCEL	25.00	502-CUT-OF	44.11	
			700-PENALT	6.45					
19-3255-01-0	WALKER, LUEDJA M	71.46	100-WATER	15.84	200-WPFE	0.05	300-SEWER	30.57	
** LAST PAYMENT MADE:	8/15/2011	9/22/2011	500-MISCEL	25.00					
20-2600-12-0	BROOKS, JASON	157.71	100-WATER	29.61	200-WPFE	0.01	300-SEWER	57.17	
** LAST PAYMENT MADE:	8/04/2011	10/20/2011	400-TRASH	16.67	500-MISCEL	25.00	502-CUT-OF	26.05	
			700-PENALT	3.20					
20-2680-07-0	SMITH, LATISHA M	58.13	100-WATER	11.30	200-WPFE	0.01	300-SEWER	21.82	
** LAST PAYMENT MADE:	8/14/2011	9/22/2011	500-MISCEL	25.00					
20-2810-17-0	REEVE, JOSEPH	290.33	100-WATER	53.70	200-WPFE	0.09	300-SEWER	101.74	
** LAST PAYMENT MADE:	0/00/0000	10/20/2011	400-TRASH	23.37	401-TRASH	11.68	500-MISCEL	25.00	
			501-SC	18.26	502-CUT-OF	36.51	700-PENALT	19.98	
20-2860-14-0	PIGGINS, WILLIAM	157.76	100-WATER	29.59	200-WPFE	0.04	300-SEWER	57.18	
** LAST PAYMENT MADE:	8/25/2011	10/20/2011	400-TRASH	16.68	500-MISCEL	25.00	502-CUT-OF	26.06	
			700-PENALT	3.21					
22-0090-08-0	STEELE, TAMMY L	331.68	100-WATER	58.63	200-WPFE	0.37	300-SEWER	81.88	
** LAST PAYMENT MADE:	7/27/2011	10/20/2011	400-TRASH	37.34	500-MISCEL	25.00	502-CUT-OF	116.69	
			700-PENALT	14.54	999-REFUND	2.77-			
22-0100-07-0	CLINE, DOROTHY J	46.21	100-WATER	11.40	200-WPFE	0.16	300-SEWER	9.65	
** LAST PAYMENT MADE:	8/12/2011	9/22/2011	500-MISCEL	25.00					
22-0780-04-0	ATKINS, TIFFANY S	125.28	100-WATER	33.16	150-STRM W	8.00	200-WPFE	0.24	
** LAST PAYMENT MADE:	9/23/2011	10/20/2011	300-SEWER	42.88	400-TRASH	16.00	500-MISCEL	25.00	
22-1910-12-0	WHITEHEAD, LEONARD	164.64	100-WATER	37.77	200-WPFE	0.28	300-SEWER	51.83	
** LAST PAYMENT MADE:	8/13/2011	10/20/2011	400-TRASH	17.88	500-MISCEL	25.00	502-CUT-OF	27.94	
			700-PENALT	3.94					
23-0340-02-0	PORTILLO, MANUEL J	240.84	100-WATER	48.60	150-STRM W	15.67	200-WPFE	0.07	
** LAST PAYMENT MADE:	8/25/2011	10/20/2011	300-SEWER	91.02	500-MISCEL	25.00	502-CUT-OF	50.00	
			700-PENALT	10.48					
23-2270-08-0	ROBINSON, MARION	141.48	100-WATER	53.43	200-WPFE	0.43	300-SEWER	54.90	
** LAST PAYMENT MADE:	8/26/2011	10/20/2011	502-CUT-OF	27.90	700-PENALT	4.82			
23-2920-04-0	ENTRIKIN, AARON R	85.69	100-WATER	20.04	200-WPFE	0.01	300-SEWER	37.98	
** LAST PAYMENT MADE:	7/28/2011	9/22/2011	500-MISCEL	25.00	502-CUT-OF	2.19	700-PENALT	0.47	
26-1780-07-0	RODRIGUEZ, ESPERANZA	191.63	100-WATER	53.28	200-WPFE	0.43	300-SEWER	66.10	
** LAST PAYMENT MADE:	1/09/2012	12/21/2011	400-TRASH	16.62	500-MISCEL	25.00	502-CUT-OF	24.44	
			700-PENALT	5.76					
26-5700-06-0	BANKS, SHAVONYO D	280.96	100-WATER		0-STRM W	12.26	200-WPFE	0.46	
** LAST PAYMENT MADE:	10/13/2011	12/21/2011	300-SEWER		0-TRASH	16.00	500-MISCEL	25.00	
			502-CUT-OF	50.00	700-PENALT	7.16			
**TOTALS**	NUMBER OF ACCOUNTS:	30	4,839.71	100-WATER	1,069.32	150-STRM W	54.93	200-WPFE	5.02

G/L POSTING DATE: 2/02/2012

\*\* TRANSFER TO BAD DEBT \*\*

PACKET: 21374

POSTING TYPE: BOTH

COMMENT CODE: BAD -BAD DEBT

FLAG ACCOUNT: YES

ACCOUNT NO	=====	NAME	=====	BALANCE	LAST BILL
				500-MISCEL	700.00 501-SC 56.75 502-CUT-OF 781.92
				700-PENALT	183.00 999-REFUND 2.77-

ACCOUNT	SOURCE NAME	AMOUNT
15 -1-00-00-0107	ACCOUNTS RECEIVABLE	4,393.60CR
15 -1-00-00-0108	ALLOWANCE FOR UNCOLLECTABLE	56.75
15 -2-00-00-2000	REFUNDS PAYABLE	2.77CR
15 -5-34-00-0758	BAD DEBT EXPENSE	2,739.26
15 -5-41-00-0758	BAD DEBT EXPENSE	1,600.36
18 -1-00-00-0107	ACCOUNTS RECEIVABLE	54.93CR
18 -5-18-00-0758	BAD DEBT EXPENSE	54.93
23 -1-44-00-0107	ACCOUNTS RECEIVABLE	391.18CR
23 -5-45-00-0758	BAD DEBT EXPENSE	391.18

WARNINGS: 0

ERRORS: 0

\*\* END OF REPORT \*\*

02-03-2012 10:12 AM  
 G/L POSTING DATE: 2/03/2012  
 PACKET: 21386  
 POSTING TYPE: BOTH  
 COMMENT CODE: BAD -BAD DEBT  
 FLAG ACCOUNT: YES

W R I T E   O F F   A U D I T   R E G I S T E R  
 \*\* TRANSFER TO BAD DEBT \*\*

ACCOUNT NO	NAME	BALANCE LAST BILL					
23-4230-11-0	SANDERS, KRYSTAL	30.38	100-WATER	2.25	200-WPFEE	0.02	300-SEWER
** LAST PAYMENT MADE: 8/11/2011		9/22/2011	500-MISCEL	25.00			
23-4340-07-0	STENNIS, SHARON	246.33	100-WATER	63.30	150-STRM W	13.67	200-WPFEE
** LAST PAYMENT MADE: 8/24/2011		10/20/2011	300-SEWER	87.16	500-MISCEL	25.00	502-CUT-OF
			700-PENALT	6.79			
23-6700-02-0	SMALLMAN, DAREK	128.44	100-WATER	28.62	150-STRM W	7.09	200-WPFEE
** LAST PAYMENT MADE: 0/00/0000		9/22/2011	300-SEWER	42.49	500-MISCEL	25.00	501-SC
24-2340-07-0	HATCHER, DAVID E	63.41	100-WATER	16.55	200-WPFEE	0.07	300-SEWER
** LAST PAYMENT MADE: 8/24/2011		10/20/2011	500-MISCEL	25.00			
24-2910-10-0	MOODY, STACY L	130.80	100-WATER	28.61	200-WPFEE	0.05	300-SEWER
** LAST PAYMENT MADE: 8/25/2011		10/20/2011	500-MISCEL	25.00	502-CUT-OF	21.02	700-PENALT
24-3390-07-0	WEAVER, ELIZABETH E	44.38	100-WATER	7.33	200-WPFEE	0.05	300-SEWER
** LAST PAYMENT MADE: 9/26/2011		10/20/2011	500-MISCEL	25.00			
28-4287-05-0	HENDERSON, MANIKA	55.04	100-WATER	15.00	200-WPFEE	0.12	300-SEWER
** LAST PAYMENT MADE: 8/19/2011		9/22/2011	500-MISCEL	25.00			
**TOTALS** NUMBER OF ACCOUNTS: 7		698.78	100-WATER	161.66	150-STRM W	20.76	200-WPFEE
			300-SEWER	235.61	500-MISCEL	175.00	501-SC
			502-CUT-OF	71.02	700-PENALT	8.77	

ACCOUNT	SOURCE NAME	AMOUNT
15 -1-00-00-0107	ACCOUNTS RECEIVABLE	678.02CR
15 -1-00-00-0108	ALLOWANCE FOR UNCOLLECTABLE	25.00
15 -5-34-00-0758	BAD DEBT EXPENSE	417.41
15 -5-41-00-0758	BAD DEBT EXPENSE	235.61
18 -1-00-00-0107	ACCOUNTS RECEIVABLE	20.76CR
18 -5-18-00-0758	BAD DEBT EXPENSE	20.76

WARNINGS: 0  
 ERRORS: 0

\*\*\* END OF REPORT \*\*\*

G/L POSTING DATE: 2/10/2012

\*\* TRANSFER TO BAD DEBT \*\*

PACKET: 21455

POSTING TYPE: BOTH

COMMENT CODE: BAD -BAD DEBT

FLAG ACCOUNT: YES

ACCOUNT NO	NAME	BALANCE	LAST BILL					
16-3330-05-0	CAVANAUGH, MELISSA	179.84	100-WATER	33.67	200-WPFEE	0.04	300-SEWER	73.02
** LAST PAYMENT MADE:	9/16/2011	11/18/2011	400-TRASH	17.44	500-MISCEL	25.00	502-CUT-OF	27.24
			700-PENALT	3.43				
18-2190-01-0	STEELE, EMMETT	244.05	100-WATER	52.43	150-STRM W	14.26	200-WPFEE	0.17
** LAST PAYMENT MADE:	8/01/2011	11/18/2011	300-SEWER	121.04	500-MISCEL	25.00	501-SC	25.00
			700-PENALT	6.15				
20-2420-14-0	BROOKER, CHRISTOPHER F	194.77	100-WATER	35.16	200-WPFEE	0.22	300-SEWER	53.62
** LAST PAYMENT MADE:	8/25/2011	11/30/2011	400-TRASH	21.29	500-MISCEL	25.00	502-CUT-OF	49.64
			700-PENALT	9.84				
20-4050-09-0	CAMDEN, COREY A	180.69	100-WATER	25.70	200-WPFEE	0.02	300-SEWER	59.55
** LAST PAYMENT MADE:	0/00/0000	12/21/2011	400-TRASH	18.17	401-TRASH	5.15	500-MISCEL	25.00
			501-SC	14.20	502-CUT-OF	28.40	700-PENALT	4.50
22-0361-07-0	SALTER, JEREMY C	282.58	100-WATER	60.37	200-WPFEE	0.36	300-SEWER	89.93
** LAST PAYMENT MADE:	9/29/2011	12/21/2011	400-TRASH	22.30	500-MISCEL	25.00	502-CUT-OF	69.68
			700-PENALT	14.94				
22-0720-11-0	ALLEN, SHAWN	100.76	100-WATER	18.47	200-WPFEE	0.01	300-SEWER	48.12
** LAST PAYMENT MADE:	9/26/2011	11/18/2011	400-TRASH	3.39	500-MISCEL	25.00	502-CUT-OF	4.97
			700-PENALT	0.80				
23-0270-05-0	MANNING, DARIEN	255.31	100-WATER	111.20	200-WPFEE	1.04	300-SEWER	78.90
** LAST PAYMENT MADE:	9/19/2011	11/18/2011	500-MISCEL	25.00	502-CUT-OF	33.47	700-PENALT	5.70
23-1920-13-0	MASCHMEIER, MARK	192.86	100-WATER	53.22	200-WPFEE	0.34	300-SEWER	78.94
** LAST PAYMENT MADE:	9/26/2011	12/21/2011	500-MISCEL	25.00	502-CUT-OF	27.35	700-PENALT	8.01
23-2960-06-0	FIDLER, RYAN M	387.15	100-WATER	87.87	150-STRM W	11.94	200-WPFEE	0.66
** LAST PAYMENT MADE:	8/26/2011	11/18/2011	300-SEWER	144.49	500-MISCEL	25.00	502-CUT-OF	101.99
			700-PENALT	15.20				
24-1440-15-0	YOROW, JOSEPH	176.69	100-WATER	40.91	200-WPFEE	0.20	300-SEWER	61.48
** LAST PAYMENT MADE:	9/29/2011	11/18/2011	400-TRASH	17.95	500-MISCEL	25.00	502-CUT-OF	27.17
			700-PENALT	3.98				
***TOTALS** NUMBER OF ACCOUNTS:			10	2,194.70	100-WATER	519.00	150-STRM W	3.06
					300-SEWER	809.09	400-TRASH	5.15
					500-MISCEL	250.00	501-SC	369.91
					700-PENALT	72.55		

ACCOUNT	SOURCE NAME	AMOUNT
15 -1-00-00-0107	ACCOUNTS RECEIVABLE	2,062.81CR
15 -1-00-00-0108	ALLOWANCE FOR UNCOLLECTABLE	39.20
15 -5-34-00-0758	BAD DEBT EXPENSE	1,214.52
15 -5-41-00-0758	BAD DEBT EXPENSE	809.09
18 -1-00-00-0107	ACCOUNTS RECEIVABLE	26.20CR
18 -5-18-00-0758	BAD DEBT EXPENSE	26
23 -1-44-00-0107	ACCOUNTS RECEIVABLE	105
23 -5-45-00-0758	BAD DEBT EXPENSE	105.69



G/L POSTING DATE: 2/10/2012

\*\* TRANSFER TO BAD DEBT \*\*

PACKET: 21455

POSTING TYPE: BOTH

COMMENT CODE: BAD -BAD DEBT

FLAG ACCOUNT: YES

ACCOUNT NO	=====	NAME	=====	BALANCE
				LAST BILL

ACCOUNT	SOURCE NAME	AMOUNT
---------	-------------	--------

WARNINGS: 0

ERRORS: 0

\*\* END OF REPORT \*\*

**Backup material for agenda item:**

- e. Consideration to surplus 20 golf carts for a reduction of cart fleet from 60 to 40 carts. General Manager Bernstein presenting.

# City of Junction City

## City Commission

### Agenda Memo

2/21/2012

From: John Bernstein, PGA General Manager, Rolling Meadows Golf Course  
To: Gerry Vernon, City Manager  
Subject: Cart improvement program

---

**Objective:** Consideration to surplus 20 carts for a reduction of cart fleet from 60 to 40 carts.

**Explanation of Issue:** The current cart fleet at Rolling Meadows is 5 years old and the batteries have reached their expected life span. To extend the fleet life, batteries need to be replaced. With the proposed designation as surplus and sale of 20 carts, revenues would be used to purchase new batteries for the remaining carts extending the life of the current cart fleet. It has been determined that a fleet of 40 carts will meet the needs of carts for annual tournaments. The carts proposed for surplus are as follows: 1, 2,3,4,5,6,8,9,10,12,14,15,20,25,32,34,41,42,45 & 48.

**Budget Impact:** Positive, postponing future potential lease payments.

**Alternatives:**

1. Approve, Disapprove, Modify, Table

**Recommendation:** Staff recommends approval of designation of 20 carts as surplus for purpose of sale.

**Enclosures:**

**Backup material for agenda item:**

- f. Consideration of ambulance contractual obligation adjustments and bad debt adjustments.

# **City of Junction City**

## **City Commission**

### **Agenda Memo**

February 21, 2012

**From:** Michael Steinfert, Fire Chief  
**To:** City Commission and City Manager  
**Subject:** **January 2012 Ambulance Adjustments**

---

**Objective:** Approval of ambulance contractual obligation adjustments and bad debt adjustments.

**Explanation of Issue:** Contractual obligations are required write-off adjustments by contractual insurance providers such as Medicare, Medicaid, Blue Cross, etc. Bad debt adjustments are accounts in which we have exhausted billing efforts to collect. After the bad debt adjustments, these accounts are forwarded to a collection agency and the Kansas Setoff Program.

**Budget Impact:**

Contractual Obligation Adjustment	\$16,068.99
Bad Debt Adjustment	\$17,271.79

**Alternatives:** The Commission may approve, deny, or postpone this item.

**Special Considerations:** No special considerations at this time.

**Recommendation:** Staff recommends approval of adjustments as listed

**Enclosures:**

**Backup material for agenda item:**

- g. Consideration of payment of the annual fees for the City member in the Kansas River Water Assurance District No. 1 in the amount of \$15,636.31.

# City of Junction City

## City Commission

### Agenda Memo

February 21, 2012

**From:** Gregory S. McCaffery, Assistant City Manager  
**To:** Gerry Vernon, City Manager and City Commissioners  
**Subject:** **Approval of Annual Kansas River Water Assurance District No. 1 Membership Fees**

---

**Objective:** The consideration and approval of the annual fees for the City membership in the Kansas River Water Assurance District No. 1 in an amount of \$15,636.31.

**Explanation of Issue:** The City has budgeted funding for membership in the Kansas River Assurance District No. 1 (KRAD). These funds are used to ensure the City's water rights are protected and made available through coordinated operations with the State on various water storage space in federal reservoirs in a designated basin during drought conditions and at times when water is at its highest demand. The City is a member of the KRAD. The charged amount is the City pro-rated share to cover the costs for the State in acquiring, operating and maintaining the water supply storage to satisfy the district's needs of which the City is a district member. The City has annually participated in this district, which is mandatory for all eligible water right holders, as a means to ensure the City's water rights are made available and are protected.

**Budget Impact:** Funding for this expenditure is available within the 2012 Water and Sewer Fund Budget.

**Alternatives:**

1. Approve the Appropriation of funds toward the membership.
2. Disapprove the Appropriation of funds toward the membership
3. Modify the Appropriation of funds toward the membership.
4. Table the request.

**Recommendation:** Staff recommends approval of the appropriation of membership fees for the City's membership in the Kansas River Water Assurance District No. 1 for an amount of \$15,636.31.

**Suggested Motion:** Move to approve the appropriation of membership fees for the City's membership in the Kansas River Water Assurance District No. 1 for an amount of \$15,636.31.

Enclosures: Kansas River Water Assurance District No. 1, Annual Invoice

Kansas River Water Assurance District No. 1

212 SW 7th Street  
Topeka, KS 66603-3717

# Invoice

Date	Invoice #
1/1/2012	2012-004

Bill To
City of Junction City Attn.:Greg Adams Municipal Bldg. P.O. Box 287 Junction City, Kansas 66441

Terms	Due Date	Project
Net 30	1/31/2012	

Item	Qty	Description	Rate	Amount
Annual Cont. Annual Oper		District Contractual Budget District Operating Budget	14,968.00 668.31	14,968.00 668.31
<p>2/6/12 OK ACE 13-5-33-00 0749</p>				

Please remit to:CoreFirst Bank  
Attn:Trust Operations  
3035 S. Topeka Blvd.  
Topeka, KS 66611

**Total** \$15,636.31

THANK YOU !

**ENTERED**  
815 02-13-12  
KRWA 02-13-12



**Backup material for agenda item:**

- a. Consideration of a candidate appointment the the Board of Trustees of the Dorothy Bramlage Public Library.

# **City of Junction City**

## **City Commission**

### **Agenda Memo**

February 21, 2012

**From:** Susan Moyer, Director, Dorothy Bramlage Public Library  
**To:** Gerry Vernon, City Manager and City Commissioners  
**Subject:** **Library board appointment**

---

**Objective:** Approval of a candidate appointment to the Board of Trustees of the Dorothy Bramlage Public Library.

**Explanation of Issue:** Due to his relocation to Manhattan, Adam Litzinger has resigned his seat on the library board. At their meeting on 2/13/2012 the board of trustees took action to recommend that Cleopatra Jones replace him and fulfill the remainder of Mr. Litzinger's term which is scheduled to expire at the end of April 2014. At that point, Ms. Jones will be eligible for reappointment to her first full four-year term. Ms. Jones has indicated her willingness to serve if appointed.

**Budget Impact:** This action should have no impact to the budgets for either the city or the library. .

**Alternatives:** The Commission may approve the appointment, deny the appointment, or postpone the appointment.

**Special Considerations:** No Public Comment is expected at this time.

**Recommendation:** The recommendation of the Dorothy Bramlage Public Library Board of Trustees is that Cleopatra Jones be appointed to the library board. .

**Enclosures:**

- Candidate's biographical statement

Cleopatra Jones

Graduated Junction City High School, 1995

Graduated Kansas State University, BFA Graphic Design, 1999

I am a Junction City resident and currently work at Central National Bank in the Wealth Management & Trust Services Division as the Branch Compliance Officer and Assistant Trust Officer. I have been employed with Central since 2002.

In the past I have been a board member for the Junction City United Way, Young Professionals of Junction City and participated in the Crossroads of Leadership program. Most recently completed the Citizens Academy program offered through the Junction City police department and currently I serve as the Vice President for the Big Brothers Big Sisters of Junction City and general member of the Junior League of the Flint Hills.

**Backup material for agenda item:**

- a. Consideration of Ordinance G-1108, a rate increase from \$16.00 to \$16.50 per household, and \$8.00 to \$8.25 for a second cart. Finance Director Beatty Presenting (Final Reading).

## **Junction City Commission Agenda Memo**

**Meeting Date:** February 7, 2012

**From:** Cheryl S. Beatty, Finance Director

**To:** City Commissioners

**Subject:** Refuse Code - Ordinance G-1108 on First Reading

---

**Objective:** Action on Ordinance G-1108 to amend city code for new solid waste rates.

**Explanation of Issue:** The following information is provided to provide budget information to show the need for a rate increase and provide a comparison of solid waste services with city staff operating the service vs. Veolia North America operating the service.

Chart 1 is a spread sheet showing solid waste budget history, current budget at a base rate of \$16.00/customer, and the projected budgets with the new rate at \$16.50/customer with the city operating the solid waste utility service beginning July 1, 2012.

Chart 2 is a spread sheet showing solid waste projected budgets with the new city rate of \$16.50/ customer, with Veolia North America as a contract provider for this utility service.

Chart 3 is a spread sheet showing solid waste projected budgets with the rates that would be needed if we are to continue using Veolia North America as a contract provider for this utility service as comparable to city operations.

Charts 4 and 5 are spread sheets used to compile the information for Charts 1, 2, and 3.

**Budget Impact:** A rate increase must occur to keep this fund solvent. The recommended rate of \$16.50 with the city operating the service would meet city policy goals by end of 2013.

**Recommendation:** Staff recommends the approval of Ordinance G1108 as presented with the city operating the solid waste utility by July 1, 2012.

**Alternatives:** It appears that the City Commission has the following alternatives concerning the issues at hand. The Commission may:

1. Approve Ordinance G1080 on first reading.
2. Disapprove Ordinance G1080 on first reading.
3. Modify the ordinance for the second reading.
4. Table the request.

**Enclosures:** Solid Waste Rate Analysis 2012

# CHART 1

## SANITATION - FUND #23

Rate 2010 est. if contract service  
# of Customers/year average

City Rate:

Beginning Cash Balance

Revenue:

Special Pick Ups/Other

Second Cart Fees

User Fees

Billing Fee from Veolia

Lease/Purchase Revenue

Bad Debt Collection

Interest on Investments

Miscellaneous

Subtotal

Expense Admini:

Salaries-Admin

Overtime-Admin

Employee Benefits

Postage Billing-Appx 1/4

Advertising & Printing

Audit Charges - 5%

Software Maintenance

Data Processing

Insurance

Utilities

Waste

Other

Subtotal

Expense Hauling:

Salaries-Hauling

Employee Benefits- Haul

Cart Replacement

Building Maintenance

Fuel

Vehicle Parts

Vehicle Repairs

Contract Services (Veolia)

Other Services

Landfill Fees

Lease/Purchase Equipment

Capital Lease/purch 4 trucks

Trsr Gen (FF/Admin)

Subtotal

FUND Year End TOTAL

10% Cash Carry Needed

0.95

2008

2009

2010

2011 Budget

2011 Actual

2012

2012 New rate

2013

2014

2015

2016

2017

2018

6161

\$14.50

\$52,673.95

\$53,552.95

\$15.50

\$6400

\$15.50

\$113,830.00

\$6450

\$16.00

\$113,830.00

\$6887/113

\$16.00

\$113,830.00

\$72,509.94

\$10,848.00

\$1,284,589.50

\$82,860.00

\$41,000.00

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Salary/Benefits/Work Comp (Benefits Also Split by %)	2012 Solid Waste Fund 23	2012 Solid Waste Benefits
EMPLOYEE TITLE:		
City Commissioners		
City Manager		
Prosecuting Attorney		
Prosecuting Secretary		
Human Resource Director		
City Attorney		
Finance Director 15%	\$10,800.19	\$ 2,354.87
City Clerk		
Administrative Secretary		
Ins Ins		
es Inspector		
es Inspector		
Codes/Eng/PW Secretary		
Engineer Assistant		
IS Specialist		
Cust Service Administrator 15%	\$ 8,386.56	\$ 1,968.94
Accounts Payable Clerk 15%	\$ 5,669.66	\$ 1,534.50
Cust Service Clerk 15%	\$ 3,744.00	\$ 1,226.59
Cust Service Clerk 15%	\$ 3,895.32	\$ 1,250.78
Cust Service Clerk 15%	\$ 4,293.43	\$ 1,314.43
Cust Service Clerk 15%	\$ 3,744.00	\$ 1,226.59
Meter Reader 15%	\$ 4,759.56	\$ 1,388.97
Meter Reader 15%	\$ 4,219.80	\$ 1,302.67
Meter Reader 15%	\$ 4,056.00	\$ 1,276.47
2012 TOTAL	\$53,568.52	\$ 14,844.81
2013+ TOTAL	\$40,533.16	\$ 10,876.70

## CHART 4

Second Half		2012	Second 1/2	2nd 1/2	2nd 1/2	2nd 1/2	2nd 1/2	2nd 1/2	2nd 1/2	2nd 1/2	2nd 1/2
Projected Salary (2080 hrs/yr)	Hourly	Wage	2012 Wage	8.34%	Medicare	SS	Health	Dental	Life/Disab	Cost est.	
City Assumption	FTE	Wage	2012 Wage	KPERS	Medicare	SS	Health	Dental	Life/Disab	Cost est.	
Solid Waste Driver	1	\$18.00	\$ 18,720.00	\$ 1,561.25	\$ 271.44	\$ 1,160.64	\$ 2,140.63	\$ 262.56	\$ 100.00		
Solid Waste Driver	1	\$18.00	\$ 18,720.00	\$ 1,561.25	\$ 271.44	\$ 1,160.64	\$ 2,140.63	\$ 262.56	\$ 100.00		
Solid Waste Driver	1	\$18.00	\$ 18,720.00	\$ 1,561.25	\$ 271.44	\$ 1,160.64	\$ 2,140.63	\$ 262.56	\$ 100.00		
Maintenance Worker I	1	\$14.00	\$ 14,560.00	\$ 1,214.30	\$ 211.12	\$ 902.72	\$ 2,140.63	\$ 262.56	\$ 100.00		
Maintenance Worker I	1	\$14.00	\$ 14,560.00	\$ 1,214.30	\$ 211.12	\$ 902.72	\$ 2,140.63	\$ 262.56	\$ 100.00		
Foreman/Driver	1	\$21.00	\$ 21,840.00	\$ 1,821.46	\$ 316.68	\$ 1,354.08	\$ 1,070.32	\$ 131.28	\$ 50.00		
Superintendent	0.25	\$27.50	\$ 7,150.00	\$ 596.31	\$ 103.68	\$ 443.30	\$ 1,070.32	\$ 131.28	\$ 25.00		
DPW Director	0.2	\$33.65	\$ 6,999.20	\$ 583.73	\$ 101.49	\$ 433.95	\$ 1,070.32	\$ 65.64	\$ 50.00		
Admin Assistant	0.25	\$15.00	\$ 3,900.00								
			<b>\$ 125,169.20</b>								
<b>Overtime:</b>											
Solid Waste Collector-Events	48 hrs		\$ 1,296.00	\$ 108.09	\$ 18.79	\$ 80.35	\$ -	\$ -	\$ -		
Holiday Pay (6x5dx8hr)/\$hr			\$ 6,480.00	\$ 540.43	\$ 93.96	\$ 401.76	\$ -	\$ -	\$ -		
			<b>\$ 132,945.20</b>	\$ 10,762.37	\$1,871.16	\$ 8,000.80	\$ 13,914.11	\$1,641.00	\$ 625.00		
Benefits			\$ 36,814.44								
<b>Salary + Benefits TOTAL</b>			<b>\$169,759.64</b>								
<b>Work Comp Calculation</b>		<b>Rate</b>	<b>2,012</b>	<b>2013+</b>							
Solid Waste Driver	3	\$9.31	\$ 5,228.50	\$ 10,456.99							
Maintenance Worker I	2	\$9.31	\$ 2,711.07	\$ 5,422.14							
Foreman	1	\$6.73	\$ 1,469.83	\$ 2,939.66							
Superintendent	0.25	\$6.73	\$ 481.20	\$ 962.39							
Secretary	0.25	\$0.32	\$ 12.48	\$ 24.96							
DPW Worker	0.2	\$0.32	\$ 22.40	\$ 44.79							
Overtime		\$9.31	\$ 723.95	\$ 1,447.89							
Subtotal			\$ 10,649.42	\$ 21,298.84							
Admin Clerical	0.15	\$0.32	\$ 95.15	\$ 95.15							
Meter Reader	0.15	\$4.11	\$ 535.75	\$ -							
<b>TOTAL</b>			<b>\$ 11,280.32</b>	<b>\$ 21,393.99</b>							

# **CHART 2**

Budget with VEOLIA Contract Services as compared to City Operations

SANITATION - FUND #23	2008	2009	2010	2011 Budget	2011 Actual	2012	2013	2014	2015	2016	2017	2018
# of Customers/year average	6161	6389	6400	6450	6687/113	6600/115	6600/115	6600/115	6600/115	6600/115	6600/115	6600/115
Beginning Cash Balance	\$ 52,573.95	\$ 53,552.95	\$ -	\$ 113,830.00	\$ 113,830.00	\$ (45,000.00)	\$ 3,027.58	\$ 41,316.09	\$ 49,173.95	\$ 25,981.60	\$ 13,902.18	\$ (7,509.83)
Revenue:												
Special Pick Ups/Other	\$ -	\$ 5,468.00	\$ 2,467.77	\$ -	\$ 72,046.44	\$ 72,046.44	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 78,303.00	\$ 78,303.00
Second Cart Fees	\$ -	\$ -	\$ -	\$ -	\$ 10,848.00	\$ 11,730.00	\$ 12,420.00	\$ 12,420.00	\$ 12,420.00	\$ 12,420.00	\$ 12,420.00	\$ 11,040.00
User Fees	\$ 965,493.00	\$ 1,146,507.00	\$ 1,347,126.23	\$ 1,472,000.00	\$ 1,283,904.00	\$ 1,382,700.00	\$ 1,382,700.00	\$ 1,382,700.00	\$ 1,382,700.00	\$ 1,425,600.00	\$ 1,445,400.00	\$ 1,382,700.00
Billing Fee from Veolia	\$ -	\$ 79,894.00	\$ -	\$ -	\$ 82,860.00	\$ 82,860.00	\$ 82,860.00	\$ 82,860.00	\$ 82,860.00	\$ 82,860.00	\$ 82,860.00	\$ 82,860.00
Lease/Purchase Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bad Debt Collection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	\$ 5,100.00	\$ 5,202.00	\$ 5,202.00	\$ 5,202.00	\$ 5,202.00
Interest on Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000.00	\$ 71,400.00	\$ 72,828.00	\$ 74,284.56	\$ 75,770.25	\$ 77,285.66	\$ 78,831.37
Subtotal	\$ 965,493.00	\$ 1,231,869.00	\$ 1,349,594.00	\$ 1,472,000.00	\$ 1,449,658.44	\$ 1,624,336.44	\$ 1,629,380.00	\$ 1,630,908.00	\$ 1,632,466.56	\$ 1,676,852.25	\$ 1,701,470.66	\$ 1,638,936.37
Expense Adminl:												
Salaries -Admin	\$ 28,560.88	\$ 74,063.50	\$ -	\$ 53,238.00	\$ 48,804.97	\$ 53,568.52	\$ 41,343.82	\$ 42,170.70	\$ 43,014.11	\$ 43,874.39	\$ 44,751.88	\$ 45,646.92
Overtime-Admin	\$ 966.12	\$ 595.50	\$ -	\$ -	\$ 81.21	\$ 75.00	\$ 76.50	\$ 78.03	\$ 79.59	\$ 81.18	\$ 82.81	\$ 84.46
Employee Benefits	\$ -	\$ -	\$ -	\$ -	\$ 11,052.58	\$ 14,844.81	\$ 11,094.23	\$ 11,316.11	\$ 11,542.44	\$ 11,773.29	\$ 12,008.75	\$ 12,248.93
Postage Billing-Appx 1/4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 10,200.00	\$ 10,404.00	\$ 10,612.08	\$ 10,824.32	\$ 11,040.81
Advertising & Printing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,040.00	\$ 2,080.80	\$ 2,122.42	\$ 2,164.86	\$ 2,208.16	\$ 2,252.32
Ad Charges - 5%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00	\$ 2,550.00	\$ 2,601.00	\$ 2,653.02	\$ 2,706.08	\$ 2,760.20	\$ 2,815.41
Software Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,235.65	\$ 2,280.36	\$ 2,462.79	\$ 2,659.81	\$ 2,872.60	\$ 3,102.40	\$ 3,350.60
Data Processing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,084.88	\$ 2,126.58	\$ 2,169.11	\$ 2,212.49	\$ 2,256.74	\$ 2,301.88	\$ 2,347.91
Insurance & Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Work Comp Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800.00	\$ 816.00	\$ 832.32	\$ 848.97	\$ 865.95	\$ 883.26
Other Services	\$ -	\$ 2,039.58	\$ 37,337.40	\$ 1,000.00	\$ 55,358.65	\$ 60,000.00	\$ 61,200.00	\$ 62,424.00	\$ 63,672.48	\$ 64,945.93	\$ 66,244.85	\$ 67,569.75
Lease on Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	\$ 10,244.46	\$ 9,000.00	\$ 9,180.00	\$ 9,363.60	\$ 9,550.87	\$ 9,741.89	\$ 9,936.73	\$ 10,135.46
Contract Services (Veolia)	\$ 935,087.00	\$ 1,155,170.42	\$ 1,198,426.60	\$ 1,471,000.00	\$ 1,306,016.36	\$ 1,350,000.00	\$ 1,377,000.00	\$ 1,404,540.00	\$ 1,432,630.80	\$ 1,461,283.42	\$ 1,490,509.08	\$ 1,520,319.27
Transf Gen (FF/Admin)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000.00	\$ 71,400.00	\$ 72,828.00	\$ 74,284.56	\$ 75,770.25	\$ 77,285.66	\$ 78,831.37
Subtotal	\$ 964,614.00	\$ 1,231,869.00	\$ 1,235,764.00	\$ 1,525,238.00	\$ 1,431,558.23	\$ 1,576,308.96	\$ 1,591,091.49	\$ 1,623,050.14	\$ 1,655,658.91	\$ 1,688,931.68	\$ 1,722,882.67	\$ 1,757,526.46
FUND Year End TOTAL	\$ 53,552.95	\$ 53,552.95	\$ 113,830.00	\$ 60,592.00	\$ 131,930.21	\$ 3,027.58	\$ 41,316.09	\$ 49,173.95	\$ 25,981.60	\$ 13,902.18	\$ (7,509.83)	\$ (126,099.92)

COL

2% 2% 2% 2% 2% 2% 2%

Rate:with city operations \$14.50 \$15.00 \$15.50 \$16.00 \$16.50 \$16.50 \$16.50 \$16.50 \$16.50 \$16.50 \$16.50 \$16.50 \$16.50



# CHART 3

SANITATION - FUND #23 VEOLIA

# of Customers/year average

	\$18.25	\$18.25	\$18.25	\$18.25	\$18.25	\$18.50	\$18.50	\$18.50	\$18.50	\$18.50	\$18.50	\$18.50
Beginning Cash Balance												
Revenue:												
Special Pick Ups/Other	\$ 72,046.44	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 78,303.00	\$ 78,303.00
Second Cart Fees	\$ 12,190.00	\$ 12,420.00	\$ 12,420.00	\$ 12,420.00	\$ 12,420.00	\$ 12,420.00	\$ 12,420.00	\$ 12,420.00	\$ 12,420.00	\$ 12,420.00	\$ 12,420.00	\$ 12,420.00
User Fees	\$ 1,415,700.00	\$ 1,445,400.00	\$ 1,445,400.00	\$ 1,445,400.00	\$ 1,445,400.00	\$ 1,445,400.00	\$ 1,445,400.00	\$ 1,445,400.00	\$ 1,445,400.00	\$ 1,445,400.00	\$ 1,445,400.00	\$ 1,445,400.00
Billing Fee from Veolia	\$ 82,860.00	\$ 82,860.00	\$ 82,860.00	\$ 82,860.00	\$ 82,860.00	\$ 82,860.00	\$ 82,860.00	\$ 82,860.00	\$ 82,860.00	\$ 82,860.00	\$ 82,860.00	\$ 82,860.00
Lease/Purchase Revenue	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Bad Debt Collection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest on Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ 70,000.00	\$ 71,400.00	\$ 72,828.00	\$ 72,828.00	\$ 74,284.56	\$ 74,284.56	\$ 75,770.25	\$ 75,770.25	\$ 77,285.66	\$ 77,285.66	\$ 78,831.37	\$ 78,831.37
Subtotal	\$ 1,657,796.44	\$ 1,692,080.00	\$ 1,693,608.00	\$ 1,693,608.00	\$ 1,695,166.56	\$ 1,695,166.56	\$ 1,696,652.25	\$ 1,696,652.25	\$ 1,701,470.66	\$ 1,701,470.66	\$ 1,703,016.37	\$ 1,703,016.37
Expense Admini:												
Salaries -Admin	\$ 53,568.52	\$ 41,343.82	\$ 42,170.70	\$ 42,170.70	\$ 43,014.11	\$ 43,014.11	\$ 43,874.39	\$ 43,874.39	\$ 44,751.88	\$ 44,751.88	\$ 45,646.92	\$ 45,646.92
Overtime-Admin	\$ 75.00	\$ 76.50	\$ 78.03	\$ 78.03	\$ 79.59	\$ 79.59	\$ 81.18	\$ 81.18	\$ 82.81	\$ 82.81	\$ 84.46	\$ 84.46
Employee Benefits	\$ 14,844.81	\$ 11,094.23	\$ 11,316.11	\$ 11,316.11	\$ 11,542.44	\$ 11,542.44	\$ 11,773.29	\$ 11,773.29	\$ 12,008.75	\$ 12,008.75	\$ 12,248.93	\$ 12,248.93
Postage Billing-Appx 1/4	\$ 10,000.00	\$ 10,000.00	\$ 10,200.00	\$ 10,200.00	\$ 10,404.00	\$ 10,404.00	\$ 10,612.08	\$ 10,612.08	\$ 10,824.32	\$ 10,824.32	\$ 11,040.81	\$ 11,040.81
Printing & Printing	\$ 2,000.00	\$ 2,040.00	\$ 2,080.80	\$ 2,080.80	\$ 2,122.42	\$ 2,122.42	\$ 2,164.86	\$ 2,164.86	\$ 2,208.16	\$ 2,208.16	\$ 2,252.32	\$ 2,252.32
Post Charges - 5%	\$ 2,500.00	\$ 2,550.00	\$ 2,601.00	\$ 2,601.00	\$ 2,653.02	\$ 2,653.02	\$ 2,706.08	\$ 2,706.08	\$ 2,760.20	\$ 2,760.20	\$ 2,815.41	\$ 2,815.41
Software Maintenance	\$ 2,235.65	\$ 2,280.36	\$ 2,482.79	\$ 2,482.79	\$ 2,659.81	\$ 2,659.81	\$ 2,872.60	\$ 2,872.60	\$ 3,102.40	\$ 3,102.40	\$ 3,350.60	\$ 3,350.60
Software Processing	\$ 2,084.88	\$ 2,126.58	\$ 2,169.11	\$ 2,169.11	\$ 2,212.49	\$ 2,212.49	\$ 2,256.74	\$ 2,256.74	\$ 2,301.88	\$ 2,301.88	\$ 2,347.91	\$ 2,347.91
Insurance & Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Work Comp Insurance	\$ 60,000.00	\$ 61,200.00	\$ 62,424.00	\$ 62,424.00	\$ 63,672.48	\$ 63,672.48	\$ 64,945.93	\$ 64,945.93	\$ 66,244.85	\$ 66,244.85	\$ 67,569.75	\$ 67,569.75
Other Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lease on Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bad Debt Expense	\$ 9,000.00	\$ 9,180.00	\$ 9,363.60	\$ 9,363.60	\$ 9,550.87	\$ 9,550.87	\$ 9,741.89	\$ 9,741.89	\$ 9,936.73	\$ 9,936.73	\$ 10,135.46	\$ 10,135.46
Contract Services (Veolia)	\$ 1,350,000.00	\$ 1,377,000.00	\$ 1,404,540.00	\$ 1,404,540.00	\$ 1,432,630.80	\$ 1,432,630.80	\$ 1,461,283.42	\$ 1,461,283.42	\$ 1,490,509.08	\$ 1,490,509.08	\$ 1,520,319.27	\$ 1,520,319.27
Trans Gen (FF/Admin)	\$ 70,000.00	\$ 71,400.00	\$ 72,828.00	\$ 72,828.00	\$ 74,284.56	\$ 74,284.56	\$ 75,770.25	\$ 75,770.25	\$ 77,285.66	\$ 77,285.66	\$ 78,831.37	\$ 78,831.37
Subtotal	\$ 1,576,308.86	\$ 1,590,291.49	\$ 1,622,234.14	\$ 1,622,234.14	\$ 1,654,826.59	\$ 1,654,826.59	\$ 1,688,082.71	\$ 1,688,082.71	\$ 1,722,016.72	\$ 1,722,016.72	\$ 1,756,643.20	\$ 1,756,643.20
FUND Year End TOTAL	\$ 36,487.58	\$ 138,276.09	\$ 209,649.95	\$ 209,649.95	\$ 249,999.92	\$ 249,999.92	\$ 258,559.46	\$ 258,559.46	\$ 238,013.41	\$ 238,013.41	\$ 184,386.58	\$ 184,386.58

# CHART 5

Contract Services:		2011/m	Total Y2011	City Revenue:		2011
Veolia Contract @ \$16		\$ 108,554.73	\$ 1,306,016.36	6,687 x 12m x \$16/m		\$ 1,283,904.00
Special Pick ups (avg)			\$ 55,000.00	113 x12m x \$8/m		\$ 10,848.00
Dumpster & 2nd cart				Other		154906.44
Year end adjustments			\$ 10,000.00			\$ 1,449,658.44
Subtotal			\$ 1,371,016.36			
COL @ 2.1% for 2012			\$ 1,399,807.70			
1/2 year for 2012			\$ 699,903.85			

Landfill Fees:		2011	2012+
8285.8 tons @ 40/ton		\$ 331,431.00	
9000 tons @ 45/ton			\$ 405,000.00

Equipment:		Value:	Annual Lease
Trucks (2009 thru 2014)		\$ 309,000.00	\$ 85,000.00
Carts - 1p 10 yr		\$ 275,000.00	\$ 37,000.00
			\$ 122,000.00
Pick up Truck - 1p 5 yr			\$ 7,800.00

Take over Veolia lease payments-2 years remaining  
New lease/purchase agreement for 10 years

Vehicle Insurance:		
Full Coverage/lease purch		
4 Trash Truck @\$600/yr	\$ 2,400.00	
1 Pick-up truck	\$ 200.00	
TOTAL	\$ 2,600.00	

**Backup material for agenda item:**

- b. Consideration of Ordinance S-3103 amending the approved district plan for a redevelopment district within the City; confirming certain finding in conjunction therewith (Dick Edwards Auto Plaza Project); and amending Ordinance S-3026. City Attorney Logan presenting. (Final Reading)

**City of Junction City**

**City Commission**

**Agenda Memo**

February 7, 2012

From: Katie Logan, City Attorney  
To: City Commission  
Subject: TIF Proposal – Dick Edwards Auto Plaza Project

**Ordinance S-3103 – First Reading**

**Resolution R-2661**

On September 30, 2008, by Ordinance S-3026, the City established a tax increment financing redevelopment district, referred to as the "GOLDEN BELT PLAZA RETAIL PROJECT," for property located at in the northeast quadrant of the junction of I-70 and US-77 Highway in Junction City, Kansas, bounded by the westbound exit ramp of I-70 on the south, US-77 Highway on the west, and Goldenbelt Boulevard on the north and east.

The applicant for that project was Goldenbelt Development, LLC ("Original Developer"). The project proposed by the Original Developer was a strip retail mall. The Original Developer never submitted a final redevelopment project plan for any area within the Redevelopment District.

Richard L. Edwards ("Developer"), as the contingent purchaser of property within the Redevelopment District, has proposed to the City a redevelopment district plan for the Redevelopment District which differs from the redevelopment district plan approved in Ordinance No. S-3026. Mr. Edwards' proposal is to develop the property as an auto plaza.

Under the TIF Act, there are two steps for implementation of tax increment financing. The first step, is the creation of the TIF District. The second step is the approval of one or more specific TIF projects within the TIF District.

In this case, the first step has occurred. However, since the existing TIF District contemplated a strip retail mall, the project proposed by Mr. Edwards requires an amendment to Ordinance No. S-3026, after public hearing. The County and the School District also have the same right to "veto" the project amendment that they had to "veto" the original proposed TIF District, which right may be exercised during the 30 day period following the close of the public hearing.

The City Commission adopted Resolution R-2659 to schedule a public hearing on February 7, 2012 to consider the proposed amendment to Ordinance S-3026. The attached **Ordinance S-3103** amends Ordinance S-3026. The amendment is to the general description of the project

from:

Original general project description for TIF:

A retail center will include multiple retail buildings consisting of approximately 58,000 square feet and is anticipated to include local and national retail, service and restaurant tenants. In addition, there shall be constructed parking facilities and public infrastructure improvements, including site preparation to level the area and street, traffic signalization, water and sanitary sewer improvements.

To:

Current Dick Edwards project description for TIF

The proposed development will be an approximately 18,500 square foot Auto Plaza, consisting of two showrooms of approximately 4,000 square feet each; an approximately 10,500 square foot building housing sales, parts, service and administrative departments; and parking for approximately 456 vehicles. In addition, there shall be constructed public infrastructure improvements, including site preparation to level the area and street, traffic signalization, water and sanitary sewer improvements."

If **Ordinance S-3103**, amending Ordinance No. S-3026, is approved at this meeting, a 30 day veto period begins, expiring March 8, 2012. During the "veto" period the County and USD 475 may veto the new designation of the property as a TIF District. If this happens, TIF may not be used as proposed.

While the "veto" period is running, the City, at the request of the Developer, has prepared a more specific TIF Plan for the proposed project, which includes, among other details, the specific items proposed to be reimbursed, the specific taxes proposed to be "captured" for reimbursement, the estimated costs, timelines for development and other matters. **Resolution R-2661**, also on the Agenda, is to schedule a public hearing on March 20, 2012 to consider the specific TIF Plan. The specific TIF Plan is subject to the further discretionary approval of the City Commission.

The process for approval of the specific TIF Plan is (a) City, with input from the developer, prepares at TIF Plan, **[Done]** (b) planning commission finding that the proposed project is consistent with comprehensive plan for the City **[Done]** (c) public hearing is held by the City Commission to consider the TIF Plan (**proposed for March 20, 2012**), (d) City and Developer agree on a Redevelopment Agreement which implements the TIF Plan – outlining the rights and obligations of the Developer and the City, and (d) after the public hearing the City Commission may approve the TIF Plan and the Redevelopment Agreement. The Plan and Redevelopment Agreement may, as proposed here, authorize the issuance of special obligation TIF bonds to fund the TIF project. Special obligation TIF bonds are payable solely from the taxes projected to be "captured" under the TIF Plan and are not back by the full faith and credit of the City.

If there is a veto of the change to the TIF District on or before March 8, the remainder of the TIF proceedings will stop.

The TIF Plan proposes to capture county sales tax as well, which requires separate county approval by Resolution. The attached Calendar contemplates that the County Commission would consider approval of county sales tax being captured to support the TIF Plan on March 12, 2012, after the veto period has expired and prior to the public hearing on the TIF Plan.

**Budget Impact:** None

**Alternatives for Ordinance S-3103:**

1. Approve **Ordinance S-3103 on First Reading**
2. Disapprove **Ordinance S-3103**
3. Table the request.

**Suggested Motion:**

Move to approve **Ordinance S-3103**

**Alternatives for Resolution R-2661:**

1. Approve **Resolution R-2661**
2. Disapprove **Resolution R-2661**
3. Table the request.

**Suggested Motion:**

Move to approve **Resolution R-2661**

**Enclosures:**

**Ordinance S-3103** – amends TIF District project

**Resolution R-2661**- public hearing on TIF Plan

Timeline

Not enclosed but will be provided by February 7, 2012 - TIF Plan



**ORDINANCE NO. S-3103**

**AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS, AMENDING THE APPROVED DISTRICT PLAN FOR A REDEVELOPMENT DISTRICT WITHIN THE CITY; CONFIRMING CERTAIN FINDINGS IN CONJUNCTION THEREWITH (DICK EDWARDS AUTO PLAZA PROJECT); AND AMENDING ORDINANCE NO. S-3026 .**

**WHEREAS**, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended (the "Act"), on the application of Goldenbelt Development, LLC ("Original Developer"), the City established a redevelopment district (the "Redevelopment District") and approved a redevelopment district plan for the Redevelopment District by adoption of Ordinance No. S-3026 on September 30, 2008.

**WHEREAS**, the Original Developer did not submit a final redevelopment project plan for any area within the Redevelopment District.

**WHEREAS**, Richard L. Edwards ("Developer"), as contingent purchaser of all of the area within the Redevelopment District, has proposed to the City a redevelopment district plan for the Redevelopment District which differs from the redevelopment district plan approved in Ordinance No. S-3026.

**WHEREAS**, no change to the boundaries of the Redevelopment District is contemplated; and

**WHEREAS**, there has been no change to the condition of the property within the Redevelopment District which would impact the findings by the City Commission that such property constitutes a "blighted area" and is therefore an "eligible area" (as such terms are defined in the Act) and that the conservation, development or redevelopment of such property is necessary to promote the general and economic welfare of the City; and

**WHEREAS**, it is necessary under the Act to amend Ordinance No. S-3026 before a new redevelopment plan can be considered and approved.

**WHEREAS**, prior to amending Ordinance No. S-3026, the governing body of the City must adopt a resolution stating that the City is considering amending the approved redevelopment district plan, which resolution shall: (1) Give notice that a public hearing will be held to consider amending Ordinance S-3026 and fix the date, hour and place of such public hearing, which public hearing shall be held not less than 30 nor more than 70 days following adoption of such resolution, (2) describe the boundaries of the Redevelopment District, (3) describe the proposed amendment to the redevelopment district plan, (4) state that a description and map of the Redevelopment District are available for inspection at a time and place designated, and (5) state that the governing body will consider a proposed amendment to the redevelopment district plan; and

**WHEREAS**, notice of such public hearing shall be given by mailing a copy of the resolution calling the public hearing via certified mail return, receipt requested, to the board of county commissioners of the county, the board of education of any school district levying taxes on property within the proposed redevelopment project area, and to each owner and occupant of land within the proposed redevelopment district not more than 10 days following the date of the adoption of such resolution and by publishing a copy of such resolution once in the official City newspaper not less than



one week or more than two weeks preceding the date fixed for the public hearing, which publication shall include a sketch clearly delineating the area in sufficient detail to advise the reader of the particular land proposed to be included within the redevelopment project area; and

**WHEREAS**, upon the conclusion of such public hearing, the governing body may pass an ordinance amending the redevelopment district plan for the Redevelopment District; and

**WHEREAS**, no privately owned property subject to ad valorem taxes shall be acquired and redeveloped under the provisions of the Act, if the board of county commissioners or the board of education levying taxes on such property determines by resolution adopted within 30 days following the conclusion of the hearing that the proposed redevelopment plan for the Redevelopment District, as amended, will have an adverse effect on such county or school district; and

**WHEREAS**, upon the approval of the amended redevelopment district plan, the City may propose to undertake one or more redevelopment projects within the Redevelopment District and shall prepare a redevelopment project plan, which may be implemented in separate development stages, in consultation with the City's planning commission; and

**WHEREAS**, the City Commission has heretofore adopted Resolution No. R-2659, which made a finding that the City is considering amending the redevelopment district plan approved in Ordinance No. 3026 pursuant to the Act, called a public hearing concerning the amendment for February 7, 2012, and provided for notice of such public hearing as provided in the Act; and

**WHEREAS**, a public hearing was held this date, after duly published, delivered and mailed notice in accordance with the provisions of the Act; and

**WHEREAS**, upon and considering the information and public comments received at the public hearing conducted this date, the City Commission hereby deems it advisable to approve an amendment to the redevelopment district plan for the Redevelopment District; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF JUNCTION CITY, KANSAS:**

**Section 1. Amendment of Section 3.** Section 3 of Ordinance No. S-3026 is hereby amended to read as follows:

**"Section 3. Redevelopment District Plan.** The preliminary plan for the proposed Redevelopment District (the "District Plan"), as presented to the City Commission this date, is hereby approved. The buildings and facilities to be constructed or improved in the Redevelopment District may be described in a general manner as follows:

The proposed development will be an approximately 18,500 square foot Auto Plaza, consisting of two showrooms of approximately 4,000 square feet each; an approximately 10,500 square foot building housing sales, parts, service and administrative departments; and parking for approximately 456 vehicles. In addition, there shall be constructed public infrastructure improvements, including site preparation to level the area and street, traffic signalization, water and sanitary sewer improvements."

**Section 2. Approval of Other Governmental Units.** No privately owned property subject to ad valorem taxation within the Redevelopment District shall be acquired and redeveloped pursuant to the Act,

if the Board of County Commissioners of Geary County or the Board of Education of Unified School District No. 475 determines by resolution adopted within thirty days following the public hearing held by the City on February 7, 2012, that the District Plan for the Redevelopment District, as amended by this amending Ordinance, will have an adverse effect on Geary County or Unified School District No. 475, respectively. If such a resolution is delivered to the City, the City Commission shall, within 30 days of the receipt of such a resolution, pass an ordinance repealing this amending Ordinance. As of this date, the City has not received a copy of any such resolution and is not aware of the adoption of any such resolution by the governing body of Geary County or Unified School District No. 475.

**Section 3. Further Action.** The Mayor, City Manager, City Clerk and other officials and employees of the City, including Lathrop & Gage, LLP, City Attorney, Columbia Capital, Financial Advisor, and Gilmore & Bell, P.C., Bond Counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance.

**Section 4. Effective Date.** This amending Ordinance shall take effect and be in full force from and after its passage by the governing body of the City. This amending Ordinance shall be published one time in the official City newspaper. Ordinance No. S-3026, as amended by this amending Ordinance, is ratified and confirmed, and Ordinance No. S-3026 and this amending Ordinance shall be read and construed as one Ordinance.

**PASSED** by the City Commission of the City of Junction City, Kansas on February 21, 2012.

[SEAL]

---

Pat Landes, Mayor

Attest:

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Tyler Ficken, City Clerk

**Backup material for agenda item:**

- a. Resolution R-2665 Scheduling a Public Hearing to Consider Amendments to NRP. City Attorney Logan presenting.

**City of Junction City**

**City Commission**

**Agenda Memo**

February 21, 2012

**From:** Katie Logan, City Attorney  
**To:** City Commission  
**Subject:** Resolution R-2665 Scheduling a Public Hearing to Consider Amending the Neighborhood Revitalization Plan by Adding and Removing Property

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The EDC is recommending that the existing City/County/USD 475 Neighborhood Revitalization Plan ("NRP") be amended by adding 3 new parcels and by deleting the property located in the TIF District being proposed by Dick Edwards.

Property Added to NRP

The NRP statute requires the City to hold a public hearing to consider the addition of property to an existing NRP. After the public hearing, the governing body of must find the *existence of one or more* of the conditions listed in KSA12-17,115(c)(1), (2) or (3), *and* that the rehabilitation, conservation or redevelopment of the area is necessary to protect the public health, safety or welfare of the residents of the municipality.

Kaw Valley Engineering issued a report dated January 30, 2012, copy attached, which includes findings as to the presence of conditions required under the NRP statute for three parcels described therein.

Property Removed from NRP

The parcel which is included in the Dick Edwards TIF Plan is in the existing NRP. Property cannot be simultaneously in a TIF District and included in NRP, because they are inconsistent. In NRP the property taxes are rebated to the then property owner. In a TIF District, the incremental property taxes are used to pay TIF Bonds. Accordingly the current amendment to the Plan also proposes to remove the Dick Edwards TIF parcel.

Action

Resolution R-2665 is to schedule a public hearing to consider amending the NRP by adding and removing property from the NRP as described above. The hearing is scheduled for March 6, 2012.

**Recommendation:** Approve Resolution R-2665

**Recommended Motion:**

Move to Approve Resolution No. R-2665

**Attachments:** Resolution R-2665

Kaw Valley Engineering report dated January 30, 2012  
Timeline

(To Be Published in the *Daily Union* on February 24, 2012 and March 2, 2012)

**RESOLUTION NO. R-2665**

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS DETERMINING THAT THE CITY IS CONSIDERING AN AMENDMENT TO THE NEIGHBORHOOD REVITALIZATION PLAN BY ADDING PROPERTY TO THE GENERAL NEIGHBORHOOD REVITALIZATION AREA, ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING ON SUCH MATTER, AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING**

WHEREAS, K.S.A. 12-17,114 *et seq.* ("NRP Act") provides a program for neighborhood revitalization through the use of property tax rebates, and further allows for the use of Interlocal Agreements between and among municipalities to further neighborhood revitalization; and

WHEREAS, the City of Junction City, Kansas, a duly organized municipal corporation, hereinafter referred to as "City", the Board of County Commissioners of Geary County, Kansas, hereinafter referred to as "County", and Unified School District No. 475, Geary County, Kansas, hereinafter referred to as "USD 475" have, by Interlocal Agreement, as amended, adopted an Amended Neighborhood Revitalization Plan in 2011 (the "Plan").

WHEREAS, in accordance with the NRP Act, the City proposes to amend the Plan by including the property described on the attached Exhibit A (the "Additional Area") in the Plan and by removing the property described on the attached Exhibit B from the Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:**

**Section 1. Public Hearing.** Notice is hereby given that a public hearing will be held by the Governing Body to consider an amendment to the Plan on March 6, 2012, at the Governing Body Meeting Room, located at City Hall, 700 Jefferson, Junction City, Kansas, 66441, the public hearing to commence at 7:00 p.m. or as soon thereafter as the Governing Body can hear the matter. At the public hearing, the Governing Body will receive public comment on the amendment to the Plan, and may, after the conclusion of such public hearing, make certain findings and adopt a Resolution amending the Plan.

**Section 2. Notice of Public Hearing.** The City Clerk shall deliver a copy of this Resolution to the County and USD 475, and shall cause this resolution to be published at least once a week for two consecutive weeks in the official newspaper of the City preceding the date of the public hearing.

**Section 3. Public Record.** A copy of the report of Kaw Valley Engineering dated January 30, 2012, relating to proposed amendments to the Plan is a public record and is available for public inspection during regular office hours in the office of the City Clerk, City Hall, 700 Jefferson, Junction City, Kansas, 66441.

**ADOPTED** by the Governing Body of the City of Junction City, Kansas on February 21, 2012.

[SEAL]

---

Pat Landes, Mayor

Attest:

---

Tyler Ficken, City Clerk

**EXHIBIT A**

**AREA NO. 1 TO BE KNOWN AS SPECIAL DISTRICT 22-1**

**RUSSELL J JOHNSON/N OF RUCKER, BEING EAST OF HWY 77 AND WEST OF DOC HARGREAVES ADDITIONS**

**DESCRIPTION:**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 5 EAST AND THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 5 EAST OF THE 6TH PRINCIPAL MERIDIAN IN THE COUNTY OF GEARY, STATE OF KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF RUSSELL J. JOHNSON ADDITION TO THE CITY OF JUNCTION CITY; THENCE ON AN ASSUMED BEARING OF S 00°37'19" E ALONG THE WEST LINE OF SAID RUSSELL J. JOHNSON ADDITION AND THE WEST LINE OF DOC HARGREAVES HILLTOP ADDITION UNIT NO. 5 AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 1311.83 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF HUNTER'S RIDGE ADDITION UNIT NO. 1; THENCE S 89°39'26" W ALONG SAID NORTHERLY LINE AND ITS EASTERLY PROLONGATION, A DISTANCE OF 223.50 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF RUCKER ROAD; THENCE N 27°51'30" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 63.07 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 77; THENCE N 80°33'00" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 77, A DISTANCE OF 350.78 FEET; THENCE N 12°23'56" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 366.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5654.65 FEET, AN ARC LENGTH OF 869.08 FEET, A CHORD BEARING OF N 00°21'19" W, AND A CHORD DISTANCE OF 868.23 FEET; THENCE N 04°02'40" E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2416.29 FEET; THENCE S 63°23'35" E A DISTANCE OF 647.69 FEET; THENCE S 04°02'40" W A DISTANCE OF 1151.97 FEET; THENCE N 85°57'20" W A DISTANCE OF 284.12 FEET; THENCE S 04°02'40" W A DISTANCE OF 520.31 FEET; THENCE N 89°39'08" E A DISTANCE OF 315.13 FEET; THENCE S 00°37'19" E A DISTANCE OF 241.62 FEET TO THE WESTERLY LINE OF DOC HARGREAVES HILLTOP ADDITION UNIT NO. 5; THENCE S 46°12'15" W CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 73.88 FEET; THENCE S 04°02'40" W CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 148.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NICOLE LANE; THENCE N 89°39'08" E ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 65.92 FEET; THENCE S 00°37'19" E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

**AND**

**LOT 1, BLOCK 2, TURKEY HOLLOW ADDITION TO JUNCTION CITY, KANSAS**

**AND**

**LOT 1, BLOCK 1, TURKEY RIDGE ADDITION TO JUNCTION CITY, KANSAS**



**AREA NO. 2 TO BE KNOWN AS SPECIAL DISTRICT 22-2:**

**ALTWEGG - EAST OF SALES BARN, NORTH OF ABANDONED SMOKY HILL RIVER CHANNEL**

**DESCRIPTION TRACT "A":**

A TRACT OF LAND LOCATED IN NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 6 EAST OF THE 6TH PRINCIPAL MERIDIAN, GEARY COUNTY, KANSAS AND BEING DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE ON AN ASSUMED BEARING OF N 00°33'40" W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 555.05 FEET;

THENCE N 89°26'20" E A DISTANCE OF 73.32 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF EAST STREET, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

THENCE N 02°49'22" W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 19.38 FEET; THENCE N 12°57'45" W, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 229.01 FEET;

THENCE N 00°01'53" W, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 449.62 FEET TO A POINT ON THE OLD MILITARY RESERVATION LINE;

THENCE S 52°46'27" E ALONG SAID OLD MILITARY RESERVATION LINE, A DISTANCE OF 1138.02 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 70;

THENCE S 42°04'24" W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 135.02 FEET;

THENCE N 79°45'50" W ALONG THE TOP OF BANK OF THE ABANDONED SMOKY HILL RIVER CHANNEL, A DISTANCE OF 131.83 FEET;

THENCE S 85°59'08" W, CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 63.61 FEET;

THENCE S 70°40'45" W, CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 64.12 FEET;

THENCE N 82°13'45" W, CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 53.44 FEET;

THENCE S 87°53'43" W, CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 106.97 FEET;

THENCE N 83°38'41" W, CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 109.53 FEET;

THENCE N 70°54'14" W, CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 254.75 FEET TO THE POINT OF BEGINNING. CONTAINS 8.46 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

END OF DESCRIPTION

**DESCRIPTION TRACT "B":**

A TRACT OF LAND LOCATED IN NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 5 EAST OF THE 6TH PRINCIPAL MERIDIAN, GEARY COUNTY, KANSAS AND BEING DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE ON AN ASSUMED BEARING OF N 00°33'40" W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 621.05 FEET;

THENCE S 89°26'20" W A DISTANCE OF 177.70 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EAST STREET, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

THENCE N 69°15'52" W ALONG THE TOP OF BANK OF THE ABANDONED SMOKY HILL RIVER CHANNEL, A DISTANCE OF 490.66 FEET;

THENCE N 81°45'33" W CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 233.41 FEET;  
THENCE S 86°23'47" W CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 229.98 FEET;  
THENCE S 77°58'28" W CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 305.64 FEET;  
THENCE N 86°03'52" W CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 158.92 FEET;  
THENCE S 89°40'37" W CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 161.74 FEET;  
THENCE S 83°14'50" W CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 214.68 FEET;  
THENCE S 61°48'29" W CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 246.42 FEET;  
THENCE S 74°16'59" W CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 138.37 FEET;  
THENCE S 53°04'42" W CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 221.95 FEET;  
THENCE S 28°33'58" W CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 318.23 FEET  
TO A POINT WHICH IS ON THE EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 1ST  
STREET;  
THENCE S 89°17'34" W ALONG SAID EXTENDED RIGHT-OF-WAY LINE, A DISTANCE OF 43.94  
FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC  
RAILROAD;  
THENCE N 09°52'45" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 774.80  
FEET TO THE SOUTHWEST CORNER OF THE SALE BARN ADDITION, AS RECORDED IN THE  
REGISTER OF DEEDS OFFICE, GEARY COUNTY, KANSAS;  
THENCE N 89°29'45" E ALONG THE SOUTH LINE OF SAID SALE BARN ADDITION, A DISTANCE  
OF 297.45 FEET TO THE SOUTHEAST CORNER OF SAID SALE BARN ADDITION;  
THENCE N 00°31'23" W ALONG THE EASTERLY LINE OF SAID SALE BARN ADDITION, A  
DISTANCE OF 686.40 FEET;  
THENCE N 89°20'22" E CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 331.16  
FEET;  
THENCE N 00°31'23" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 243.15  
FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 40, ALSO KNOWN  
AS 6TH STREET;  
THENCE N 89°20'22" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1092.93  
FEET TO A POINT ON THE OLD MILITARY RESERVATION LINE;  
THENCE S 52°46'27" E ALONG SAID OLD MILITARY RESERVATION LINE, A DISTANCE OF  
852.57 FEET TO SAID WEST RIGHT-OF-WAY LINE OF EAST STREET;  
THENCE S 00°01'53" E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 561.42 FEET;  
THENCE S 15°13'40" W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 187.79 FEET  
TO THE POINT OF BEGINNING. CONTAINS 52.33 ACRES, MORE OR LESS. SUBJECT TO  
EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.  
END OF DESCRIPTION

NOTES: THE ABOVE TRACTS "A" AND "B" ARE THE SAME TRACTS OF LAND AS DESCRIBED  
IN DEED BOOK 99, PAGES 298-299 AND DEED BOOK 91, PAGE 1237.

**AREA NO. 3 TO BE KNOWN AS SPECIAL DISTRICT NO. 22-3:**

**K-18 TO MIDDLE SCHOOL**

**DESCRIPTION:**

A STRIP OF LAND OVER A PORTION OF THE SOUTH HALF OF SECTION 3 AND THE SOUTHEAST QUARTER OF SECTION 4 AND THE NORTH HALF OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 5 EAST, COUNTY OF GEARY, STATE OF KANSAS, SAID STRIP BEING 1000 FEET WIDE LYING 500 FEET ON BOTH SIDES OF THE CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 3;

THENCE ALONG THE COMMON SECTION LINE OF SAID SECTION 3 AND SAID SECTION 10 TO THE SOUTHWEST CORNER OF SAID SECTION 3;

THENCE ALONG THE COMMON SECTION LINE OF SAID SECTION 4 AND SAID SECTION 9 TO SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 4, BEING THE POINT OF TERMINUS. THE SIDELINES OF THE ABOVE DESCRIBED STRIP OF LAND SHALL BE EXTENDED AND SHORTENED TO TERMINATE AT THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 4 AND THE WEST LINE OF SAID NORTHEAST CORNER OF SECTION 9.

AND

**DESCRIPTION:**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 5 EAST, COUNTY OF GEARY, STATE OF KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3;

THENCE ON AN ASSUMED BEARING OF N 07°35'15" E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 508.83 FEET;

THENCE S 89°41'10" W ALONG A LINE PARALLEL AND 500 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 661.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S 89°41'10" W ALONG SAID LINE A DISTANCE OF 1976.99 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER;

THENCE N 07°34'39" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 950.43 FEET;

THENCE N 77°57'39" E A DISTANCE OF 697.29 FEET;

THENCE S 39°02'29" E A DISTANCE OF 689.31 FEET;

THENCE S 39°43'46" E A DISTANCE OF 230.58 FEET;

THENCE S 70°06'17" E A DISTANCE OF 259.09 FEET;

THENCE S 54°53'18" E A DISTANCE OF 400.00 FEET;

THENCE S 20°40'22" E A DISTANCE OF 48.95 FEET TO THE POINT OF BEGINNING

## EXHIBIT B

### TO BE REMOVED FROM NRP: NE QUAD, HWY 77 & GOLDENBELT BLVD

#### LEGAL DESCRIPTION: (TIF DISTRICT)

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 5 EAST, A PART OF THE SOUTHWEST QUARTER OF SAID SECTION 15, AND A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 5 EAST OF THE 6TH PRINCIPAL MERIDIAN, GEARY COUNTY, KANSAS BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, THE BLUFFS ADDITION TO JUNCTION CITY, KANSAS;

THENCE ON AN ASSUMED BEARING OF S 19°27'16" E ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GOLDENBELT BOULEVARD, A DISTANCE OF 10.59 FEET;

THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 494.14 FEET, A CHORD BEARING OF S 37°23'36" E, A CHORD DISTANCE OF 304.39 FEET, AN ARC DISTANCE OF 309.42 FEET;

THENCE N 85°05'08" W A DISTANCE OF 478.69 FEET;

THENCE S 13°26'25" W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 70, A DISTANCE OF 112.52 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N 73°33'13" W A DISTANCE OF 442.40 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N 00°00'53" E A DISTANCE OF 123.55 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N 89°57'52" W A DISTANCE OF 108.05 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 77;

THENCE S 65°32'47" W A DISTANCE OF 381.27 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 77;

THENCE N 00°28'39" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 406.64 FEET;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, N 24°28'06" W A DISTANCE OF 206.26 FEET TO A POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF JACK LACY DRIVE AND SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 77;

THENCE S 65°31'54" W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 205.42 FEET;

THENCE N 24°28'06" W A DISTANCE OF 123.82 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHWIND DRIVE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET, A CHORD BEARING OF N 00°52'45" W, A CHORD DISTANCE OF 134.87 FEET, AN ARC DISTANCE OF 135.77 FEET;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, N 10°33'38" E A DISTANCE OF 55.01 FEET;

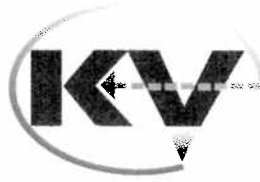
THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET, A CHORD BEARING OF N 01°38'03" W, A CHORD DISTANCE OF 194.34 FEET, AN ARC DISTANCE OF 195.81 FEET;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, N 27°59'04" W A DISTANCE OF 118.61 FEET;

THENCE N 82°08'41" E A DISTANCE OF 370.84 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 77;

THENCE S 00°47'20" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 217.74 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, S 24°27'16" E A  
DISTANCE OF 184.60 FEET TO A POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-  
WAY LINE OF U.S. HIGHWAY 77 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF  
GOLDENBELT BOULEVARD;  
THENCE N 65°32'44" E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GOLDENBELT  
BOULEVARD, A DISTANCE OF 172.73 FEET;  
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ON A CURVE TO THE  
RIGHT HAVING A RADIUS OF 634.14 FEET, A CHORD BEARING OF N 85°55'01" E, A CHORD  
DISTANCE OF 441.49 FEET, AN ARC DISTANCE OF 450.93 FEET;  
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N 41°15'21" E A  
DISTANCE OF 97.98 FEET;  
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ON A CURVE TO THE  
RIGHT HAVING A RADIUS OF 724.14 FEET, A CHORD BEARING OF S 58°58'44" E, A CHORD  
DISTANCE OF 287.73 FEET, AN ARC DISTANCE OF 289.66 FEET;  
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S 14°45'04" W A  
DISTANCE OF 80.29 FEET;  
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ON A CURVE TO THE  
RIGHT HAVING A RADIUS OF 654.14 FEET, A CHORD BEARING OF S 31°51'00" E, A CHORD  
DISTANCE OF 280.83 FEET, AN ARC DISTANCE OF 283.04 FEET;  
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S 19°27'16" E A  
DISTANCE OF 273.35 FEET TO THE POINT OF BEGINNING.  
CONTAINS 26.22 ACRES, MORE OR LESS.  
END OF DESCRIPTION



KAW VALLEY ENGINEERING, INC.

January 30, 2012  
A12D5877

Mr. Ben Kitchens, EDC Chairman  
Economic Development Commission  
P.O. Box 1876  
Junction City, Kansas 66441

**RE: Amendments to the Neighborhood Revitalization Plan**

Dear Mr. Kitchen:

In reviewing the proposed areas, it was discovered that some of the proposed areas have already been included within past amendments. Therefore KVE has completed a complete review of the existing plan, ending with Revision SD21 dated April 20, 2010, R 2603.

Kaw Valley Engineering, Inc.'s (KVE) original proposal was to add four (4) new areas to the plan and evaluate if the proposed areas met the statutory findings per KSA 12-17, 11S.

**Area No. 1 to be known as Special District 22-1** per our proposal dated January 10, 2012, included areas at the intersection of Highway 77 and Rucker Road and north several thousand feet on the east side of Highway 77.

The southern portion consists of two (2) platted lots, one east and the other west of Highway 77. Both of these lots have inadequate access to Highway 77. With the proposed improvements to Highway 77 access will be further degraded. Incompatible land use as it is predominantly within a residential neighborhood. Both of these properties have high special assessments and are zoned commercial.

The north portion of the property lying north of Rucker Road and east of Highway 77 have a substantial number of deteriorating structures, inadequate street and incompatible land use relationships. After improvements to the intersection of Highway 77 and Rucker Road, access will be further degraded. Property further north will have no access to Highway 77 creating inadequate street as well as faulty lot layout in relation to size adequacy and usefulness.

The above condition substantially impair arrest to the sound growth of the City, retard the provision of housing accommodation, constitute an economic or social liability and are determined to the public health, safety or welfare in its present condition and use.

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*o t h e r   l o c a t i o n s*

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**SPECIAL DISTRICT 22-1**

**RUSSELL J JOHNSON/N OF RUCKER, BEING EAST OF HWY 77 AND WEST OF DOC HARGREAVES ADDITIONS**

**DESCRIPTION:**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 5 EAST AND THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 5 EAST OF THE 6TH PRINCIPAL MERIDIAN IN THE COUNTY OF GEARY, STATE OF KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF RUSSELL J. JOHNSON ADDITION TO THE CITY OF JUNCTION CITY; THENCE ON AN ASSUMED BEARING OF S 00°37'19" E ALONG THE WEST LINE OF SAID RUSSELL J. JOHNSON ADDITION AND THE WEST LINE OF DOC HARGREAVES HILLTOP ADDITION UNIT NO. 5 AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 1311.83 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF HUNTER'S RIDGE ADDITION UNIT NO. 1;

THENCE S 89°39'26" W ALONG SAID NORTHERLY LINE AND ITS EASTERLY PROLONGATION, A DISTANCE OF 223.50 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF RUCKER ROAD;

THENCE N 27°51'30" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 63.07 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 77;

THENCE N 80°33'00" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 77, A DISTANCE OF 350.78 FEET;

THENCE N 12°23'56" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 366.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5654.65 FEET, AN ARC LENGTH OF 869.08 FEET, A CHORD BEARING OF N 00°21'19" W, AND A CHORD DISTANCE OF 868.23 FEET;

THENCE N 04°02'40" E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2416.29 FEET;

THENCE S 63°23'35" E A DISTANCE OF 647.69 FEET;

THENCE S 04°02'40" W A DISTANCE OF 1151.97 FEET;

THENCE N 85°57'20" W A DISTANCE OF 284.12 FEET;

THENCE S 04°02'40" W A DISTANCE OF 520.31 FEET;

THENCE N 89°39'08" E A DISTANCE OF 315.13 FEET;

THENCE S 00°37'19" E A DISTANCE OF 241.62 FEET TO THE WESTERLY LINE OF DOC HARGREAVES HILLTOP ADDITION UNIT NO. 5;

THENCE S 46°12'15" W CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 73.88 FEET;

THENCE S 04°02'40" W CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 148.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NICOLE LANE;

THENCE N 89°39'08" E ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 65.92 FEET;

THENCE S 00°37'19" E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

**AND**

LOT 1, BLOCK 2, TURKEY HOLLOW ADDITION TO JUNCTION CITY, KANSAS

**AND**

LOT 1, BLOCK 1, TURKEY RIDGE ADDITION TO JUNCTION CITY, KANSAS

**Area No. 2 to be known as Special District 22-2** per our proposal dated January 10, 2012, involve property east of the sale barn and north of the old river channel and south of 6<sup>th</sup> Street right-of-way over to I-70 right-of way.

Special District 22-2 consists of undeveloped property with an old farm home site adjacent to an old river channel that has several characteristics that make it a prime candidate for neighborhood "vitalization". The existence of high tension wires across the western portion as well as major gas mains makes it difficult to develop in the face of the utility right-of-way and fears of electric fields of energy. The extraordinary high land preparation costs and fill requirements due to the 100-year flood plain causes faulty lot layouts to size adequacy and usefulness. The relationship for existing arterial and interstate right-of-way will create an inadequate street system. The eastern portion has a number of deteriorating structures that have created a public health concern.

The above described conditions make Special District 22-2 difficult to develop and substantially impair and arrests the sound growth of the City.

**ALTWEGG - EAST OF SALES BARN, NORTH OF ABANDONED SMOKY HILL RIVER CHANNEL**

**DESCRIPTION TRACT "A":**

A TRACT OF LAND LOCATED IN NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 6 EAST OF THE 6TH PRINCIPAL MERIDIAN, GEARY COUNTY, KANSAS AND BEING DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE ON AN ASSUMED BEARING OF N 00°33'40" W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 555.05 FEET;

THENCE N 89°26'20" E A DISTANCE OF 73.32 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF EAST STREET, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

THENCE N 02°49'22" W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 19.38 FEET;

THENCE N 12°57'45" W, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 229.01 FEET;

THENCE N 00°01'53" W, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 449.62 FEET TO A POINT ON THE OLD MILITARY RESERVATION LINE;

THENCE S 52°46'27" E ALONG SAID OLD MILITARY RESERVATION LINE, A DISTANCE OF 1138.02 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 70;

THENCE S 42°04'24" W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 135.02 FEET;

THENCE N 79°45'50" W ALONG THE TOP OF BANK OF THE ABANDONED SMOKY HILL RIVER CHANNEL, A DISTANCE OF 131.83 FEET;

THENCE S 85°59'08" W, CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 63.61 FEET;



THENCE S 70°40'45" W, CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 64.12 FEET;  
THENCE N 82°13'45" W, CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 53.44 FEET;  
THENCE S 87°53'43" W, CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 106.97 FEET;  
THENCE N 83°38'41" W, CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 109.53 FEET;  
THENCE N 70°54'14" W, CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 254.75 FEET TO THE POINT OF BEGINNING. CONTAINS 8.46 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.  
END OF DESCRIPTION

**DESCRIPTION TRACT "B":**

A TRACT OF LAND LOCATED IN NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 5 EAST OF THE 6TH PRINCIPAL MERIDIAN, GEARY COUNTY, KANSAS AND BEING DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE ON AN ASSUMED BEARING OF N 00°33'40" W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 621.05 FEET;

THENCE S 89°26'20" W A DISTANCE OF 177.70 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EAST STREET, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

THENCE N 69°15'52" W ALONG THE TOP OF BANK OF THE ABANDONED SMOKY HILL RIVER CHANNEL, A DISTANCE OF 490.66 FEET;

THENCE N 81°45'33" W CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 233.41 FEET;

THENCE S 86°23'47" W CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 229.98 FEET;

THENCE S 77°58'28" W CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 305.64 FEET;

THENCE N 86°03'52" W CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 158.92 FEET;

THENCE S 89°40'37" W CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 161.74 FEET;

THENCE S 83°14'50" W CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 214.68 FEET;

THENCE S 61°48'29" W CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 246.42 FEET;

THENCE S 74°16'59" W CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 138.37 FEET;

THENCE S 53°04'42" W CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 221.95 FEET;

THENCE S 28°33'58" W CONTINUING ALONG SAID TOP OF BANK, A DISTANCE OF 318.23 FEET TO A POINT WHICH IS ON THE EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 1ST STREET;  
THENCE S 89°17'34" W ALONG SAID EXTENDED RIGHT-OF-WAY LINE, A DISTANCE OF 43.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;  
THENCE N 09°52'45" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 774.80 FEET TO THE SOUTHWEST CORNER OF THE SALE BARN ADDITION, AS RECORDED IN THE REGISTER OF DEEDS OFFICE, GEARY COUNTY, KANSAS;  
THENCE N 89°29'45" E ALONG THE SOUTH LINE OF SAID SALE BARN ADDITION, A DISTANCE OF 297.45 FEET TO THE SOUTHEAST CORNER OF SAID SALE BARN ADDITION;  
THENCE N 00°31'23" W ALONG THE EASTERLY LINE OF SAID SALE BARN ADDITION, A DISTANCE OF 686.40 FEET;  
THENCE N 89°20'22" E CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 331.16 FEET;  
THENCE N 00°31'23" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 243.15 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 40, ALSO KNOWN AS 6TH STREET;  
THENCE N 89°20'22" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1092.93 FEET TO A POINT ON THE OLD MILITARY RESERVATION LINE;  
THENCE S 52°46'27" E ALONG SAID OLD MILITARY RESERVATION LINE, A DISTANCE OF 852.57 FEET TO SAID WEST RIGHT-OF-WAY LINE OF EAST STREET;  
THENCE S 00°01'53" E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 561.42 FEET;  
THENCE S 15°13'40" W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 187.79 FEET TO THE POINT OF BEGINNING. CONTAINS 52.33 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.  
END OF DESCRIPTION

NOTES: THE ABOVE TRACTS "A" AND "B" ARE THE SAME TRACTS OF LAND AS DESCRIBED IN DEED BOOK 99, PAGES 298-299 AND DEED BOOK 91, PAGE 1237.

**Area No. 3 to be known as Special District No. 22-3** per our proposal dated January 10, 2012, consists of that land north and south of K-18 Highway from Rucker Road and Old K-18 Hwy west to the west line of the Middle School.

The property within this corridor is a mix of uses that involve vacant property to properties that have a substantial number of deteriorating structures. The lack of access to both Highway 77 and K-18 will create inadequate streets as well as a faulty lot configuration and further create incompatible land use. The properties are traversed by a flood plain, various utilities and abundance of rock out cropping that will substantially impair or arrest the sound growth of the city.

**K-18 TO MIDDLE SCHOOL**

**DESCRIPTION:**

A STRIP OF LAND OVER A PORTION OF THE SOUTH HALF OF SECTION 3 AND THE SOUTHEAST QUARTER OF SECTION 4 AND THE NORTH HALF OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 5 EAST, COUNTY OF GEARY, STATE OF KANSAS, SAID STRIP BEING 1000 FEET WIDE LYING 500 FEET ON BOTH SIDES OF THE CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 3;

THENCE ALONG THE COMMON SECTION LINE OF SAID SECTION 3 AND SAID SECTION 10 TO THE SOUTHWEST CORNER OF SAID SECTION 3;

THENCE ALONG THE COMMON SECTION LINE OF SAID SECTION 4 AND SAID SECTION 9 TO SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 4, BEING THE POINT OF TERMINUS. THE SIDELINES OF THE ABOVE DESCRIBED STRIP OF LAND SHALL BE EXTENDED AND SHORTENED TO TERMINATE AT THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 4 AND THE WEST LINE OF SAID NORTHEAST CORNER OF SECTION 9.

AND

**DESCRIPTION:**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 5 EAST, COUNTY OF GEARY, STATE OF KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3;

THENCE ON AN ASSUMED BEARING OF N 07°35'15" E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 508.83 FEET;

THENCE S 89°41'10" W ALONG A LINE PARALLEL AND 500 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 661.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S 89°41'10" W ALONG SAID LINE A DISTANCE OF 1976.99 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER;

THENCE N 07°34'39" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 950.43 FEET;

Mr. B Kitchens  
January 31, 2012  
Page 7 of 9

THENCE N 77°57'39" E A DISTANCE OF 697.29 FEET;  
THENCE S 39°02'29" E A DISTANCE OF 689.31 FEET;  
THENCE S 39°43'46" E A DISTANCE OF 230.58 FEET;  
THENCE S 70°06'17" E A DISTANCE OF 259.09 FEET;  
THENCE S 54°53'18" E A DISTANCE OF 400.00 FEET;  
THENCE S 20°40'22" E A DISTANCE OF 48.95 FEET TO THE POINT OF BEGINNING

**Area No. 4 has been previously included in Amendment No. Special District 6, Special District 17, and Special District 21 per our proposal dated January 10, 2012.**

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**TO BE REMOVED FROM NRP: NE QUAD, HWY 77 & GOLDENBELT BLVD**  
**LEGAL DESCRIPTION: (TIEF DISTRICT)**

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 5 EAST, A PART OF THE SOUTHWEST QUARTER OF SAID SECTION 15, AND A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 5 EAST OF THE 6TH PRINCIPAL MERIDIAN, GEARY COUNTY, KANSAS BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, THE BLUFFS ADDITION TO JUNCTION CITY, KANSAS;

THENCE ON AN ASSUMED BEARING OF S 19°27'16" E ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GOLDENBELT BOULEVARD, A DISTANCE OF 10.59 FEET;

THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 494.14 FEET, A CHORD BEARING OF S 37°23'36" E, A CHORD DISTANCE OF 304.39 FEET, AN ARC DISTANCE OF 309.42 FEET;

THENCE N 85°05'08" W A DISTANCE OF 478.69 FEET;

THENCE S 13°26'25" W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 70, A DISTANCE OF 112.52 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N 73°33'13" W A DISTANCE OF 442.40 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N 00°00'53" E A DISTANCE OF 123.55 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N 89°57'52" W A DISTANCE OF 108.05 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 77;

THENCE S 65°32'47" W A DISTANCE OF 381.27 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 77;

THENCE N 00°28'39" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 406.64 FEET;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, N 24°28'06" W A DISTANCE OF 206.26 FEET TO A POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF JACK LACY DRIVE AND SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 77;

THENCE S 65°31'54" W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 205.42 FEET;

THENCE N 24°28'06" W A DISTANCE OF 123.82 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHWIND DRIVE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET, A CHORD BEARING OF N 00°52'45" W, A CHORD DISTANCE OF 134.87 FEET, AN ARC DISTANCE OF 135.77 FEET;  
THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, N 10°33'38" E A DISTANCE OF 55.01 FEET;  
THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET, A CHORD BEARING OF N 01°38'03" W, A CHORD DISTANCE OF 194.34 FEET, AN ARC DISTANCE OF 195.81 FEET;  
THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, N 27°59'04" W A DISTANCE OF 118.61 FEET;  
THENCE N 82°08'41" E A DISTANCE OF 370.84 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 77;  
THENCE S 00°47'20" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 217.74 FEET;  
THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, S 24°27'16" E A DISTANCE OF 184.60 FEET TO A POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 77 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GOLDENBELT BOULEVARD;  
THENCE N 65°32'44" E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GOLDENBELT BOULEVARD, A DISTANCE OF 172.73 FEET;  
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 634.14 FEET, A CHORD BEARING OF N 85°55'01" E, A CHORD DISTANCE OF 441.49 FEET, AN ARC DISTANCE OF 450.93 FEET;  
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N 41°15'21" E A DISTANCE OF 97.98 FEET;  
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 724.14 FEET, A CHORD BEARING OF S 58°58'44" E, A CHORD DISTANCE OF 287.73 FEET, AN ARC DISTANCE OF 289.66 FEET;  
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S 14°45'04" W A DISTANCE OF 80.29 FEET;  
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 654.14 FEET, A CHORD BEARING OF S 31°51'00" E, A CHORD DISTANCE OF 280.83 FEET, AN ARC DISTANCE OF 283.04 FEET;  
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S 19°27'16" E A DISTANCE OF 273.35 FEET TO THE POINT OF BEGINNING.  
CONTAINS 26.22 ACRES, MORE OR LESS.  
END OF DESCRIPTION

**CITY OF JUNCTION CITY, KANSAS**  
**Addition of Area to NRP and removal of**  
**Edwards TIF Property from NRP**  
**TIMELINE**  
**Lathrop & Gage, LLP**  
**January 18, 2012**

<b>Date</b>	<b>Responsible Party</b>	<b>Activity</b>
By February 16, 2012 (next regular EDC Meeting)	KVE  EDC  City Attorney	KVE legal descriptions complete  EDC has completed basis for findings to include properties in NRP  Finalize Draft of Resolution to Amend Plan by (a) Add Property – include basis for findings supplied by EDC and (b) allow City to remove Edwards AutoPlaza TIF Property by Resolution of the Edwards Auto Plaza TIF Plan is approved.  Finalize Draft of Interlocal Agreement to Amend Plan
February 16, 2012, regular EDC meeting	EDC	EDC consider proposed amendments to plan for recommendation to City Commission
February 20, 2012 Regular City Commission Meeting	City Commission	City Commission adopts Resolution to hold a public hearing to consider amend NRP  Proposed Amendment in Resolution on file with City Clerk
February 24, 2012	City Clerk	First Publication of Resolution setting public hearing
March 2, 2012	City Clerk	Second Publication of Resolution setting public hearing
March 6, 2012 Regular City Commission Meeting	City Commission  City/EDC Staff	Public Hearing to consider amending the NRP by (a) adding property and making findings required by NRP Act based upon "evidence" presented by City Staff and (b) allow City to remove Edwards Auto Plaza property if TIF

		approved
		City Commission adopt Resolution to Amend Plan
		City Commission adopt Resolution to approve Interlocal Agreement to Amend the Plan and execute ILA
After March 6, 2012	County Commission and USD 475	Each adopt Resolution to approve Interlocal Agreement to Amend the Plan by Adding Property and execution by each of ILA



**Backup material for agenda item:**

- b. Resolution R-2664 relating to Grocery Supply IRB Termination. City Attorney Logan presenting.

**City of Junction City**

**City Commission**

**Agenda Memo**

February 21, 2012

**From:** Katie Logan, City Attorney  
**To:** City Commission  
**Subject:** Grocery Supply IRB

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**Issue:**

In 2006, the City issued its Industrial Revenue Bond for the benefit of GSC Enterprises, Inc. ("GSC"). GSC purchased the Bond and used the proceeds to acquire and improve real estate in the City. This allowed the property to qualify for a five year property tax abatement.

GSC was later acquired by Grocery Supply Acquisition Corporation ("GSAC"). The Bond matured on December 31, 2011, and has been marked paid and cancelled by the Bond Trustee and returned to the City.

Since the Bond has been paid and cancelled, the real property is no longer eligible for the statutory Industrial Revenue Bond property tax abatement, and the City is obligated under the bond documents to reconvey the real property and any personal property purchased with bond proceeds back to GSC's successor, GSAC.

The attached resolution, in form provided by Gilmore & Bell, which was bond counsel on the underlying IRB, approves the transfer of property back to the GSAC and release of the property from the lien of the bond financing.

**Recommendation:** The actions approved by Resolution R-2664 are required under the Bond documents upon satisfaction and payment of the Bond.

**Recommended Motion:**

Move to Approve Resolution Nol. R-2664

**Attachments:** Resolution R-2664

## **RESOLUTION NO. R-2664**

### **A RESOLUTION AUTHORIZING THE SALE AND CONVEYANCE OF CERTAIN LAND BY THE CITY OF JUNCTION CITY, KANSAS TO GROCERY SUPPLY ACQUISITION CORPORATION**

**WHEREAS**, pursuant to Ordinance No. S-2852, and the Trust Indenture (the "Indenture") dated as of September 12, 2006 between the City of Junction City, Kansas (the "City"), Grocery Supply Acquisition Corporation, as Tenant (the "Tenant") and Bank of Oklahoma, N.A. (the "Trustee"), the City has previously issued its Industrial Revenue Bonds, Series 2006 dated September 12, 2006 (Grocery Supply Company Project) (the "Bonds") in the aggregate principal amount of \$9,500,000 to finance the cost of constructing, extending, improving and further equipping of a commercial facility (the "Project") and leased to Grocery Supply Acquisition Corporation (as successor to GSC Enterprises, Inc.) (the "Tenant"), pursuant to a Lease dated as of September 12, 2006 between the City and the Tenant (the "Lease"); and

**WHEREAS**, the Tenant desires to exercise its option to purchase the Project under *Section 17.1* of the Lease and is not in default under the Lease; and

**WHEREAS**, the Tenant had made all the payments of Basic Rent and Additional Rent pursuant to the Lease and all principal and interest on the Bonds have been paid or payment has been provided for; and

**WHEREAS**, the Tenant has provided the City written notice of its intent to exercise its option to purchase the Project;

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:**

Section 1. The Mayor and City Clerk are authorized and directed to execute and deliver a special warranty deed substantially in the form set forth on *Exhibit A* and a bill of sale substantially in the form set forth in *Exhibit B* attached hereto, transferring title to the Project to the Tenant. Such deed and bill of sale shall be delivered to the Trustee for delivery to the Tenant upon deposit of sufficient funds to pay the purchase option price as specified. The Mayor and City Clerk are hereby further authorized and directed to execute a Release of Lease, substantially in the form attached hereto as *Exhibit C*, and deliver same to the Trustee for delivery with the deed and bill of sale.

Section 2. The Mayor and City Clerk are hereby further authorized and directed to sign such other instruments and certificates as shall be necessary and desirable in connection with this Resolution, and are hereby further authorized to take such further actions as may be necessary to accomplish the purposes of this Resolution.

Section 3. The Trustee is hereby directed to take all action necessary to accomplish the purpose of this Resolution.

**ADOPTED** by the governing body of the City of Junction City, Kansas this 21st day of February, 2012.

CITY OF JUNCTION CITY, KANSAS

By: \_\_\_\_\_  
Pat Landes, Mayor

[SEAL]

Attest:

By: \_\_\_\_\_  
Tyler Ficken, City Clerk

**EXHIBIT A**

**THIS CONVEYANCE IS FOR THE PURPOSE OF RELEASING SECURITY FOR A DEBT OR OTHER OBLIGATION AND IS EXEMPT FROM THE REQUIREMENTS OF A SALES VALIDATION QUESTIONNAIRE PURSUANT TO K.S.A. 79-1437e(2).**

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made February 21, 2012 between the City of Junction City, Kansas, a municipal corporation, as Grantor, and Grocery Supply Acquisition Corporation, as Grantee;

**WITNESSETH**, that said Grantor, in furtherance of the terms of a certain Lease dated as of September 12, 2006 between Grantor and Grocery Supply Acquisition Corporation, as successor to GSC Enterprises, Inc., and as authorized by a Resolution duly adopted by the governing body of the City of Junction City, Kansas, and by these presents does hereby convey to Grantee, its successors and assigns, all the following described real estate in Geary County, Kansas:

[See Attached Schedule I]

for the sum of \$100.00 and other valuable consideration;

**TO HAVE AND TO HOLD**, the premises described, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any way appertaining, to Grantee and to its successors and assigns forever; and Grantor hereby covenants that the premises are free and clear of all encumbrances whatsoever, except (a) those to which the title was subject on the date of conveyance to Grantor, or to which title became subject with Grantee's written consent, or which resulted from any failure of Grantee to perform any of its covenants or obligations under the Lease from Grantor referred to above, (b) taxes and assessments, general and special, if any, and (c) the rights, titles and interests of any party having condemned or attempting to condemn title to, or the use for a limited period of, all or any part of the premises conveyed; and that it will warrant and defend the title to the premises to Grantee and Grantee's successors and assigns forever against the lawful claims and demands of anyone claiming by, through or under it.

**IN WITNESS WHEREOF**, Grantor has executed this deed and affixed its corporate seal on the day and year first above written.

[SEAL]

ATTEST:

**CITY OF JUNCTION CITY, KANSAS,**  
a municipal corporation

\_\_\_\_\_  
Tyler Ficken, City Clerk

\_\_\_\_\_  
Pat Landes, Mayor

STATE OF KANSAS            )  
                                      ) SS:  
COUNTY OF GEARY         )

The foregoing instrument was acknowledged before me this 21st day of February, 2012 by Pat Landes, Mayor, and Tyler Ficken, City Clerk, respectively, of the City of Junction City, Kansas, a municipal corporation, on behalf of said corporation.

[SEAL]

\_\_\_\_\_  
Notary Public

My appointment expires:

\_\_\_\_\_

# Schedule I

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 5 EAST OF THE 6TH PRINCIPAL MERIDIAN, GEARY COUNTY, KANSAS, BEING A PORTION OF LOT 1, A REPLAT OF I-70 INDUSTRIAL PARK WEST ADDITION TO JUNCTION CITY, KANSAS, A PORTION OF TRACT "C", NORTH CENTRAL FOUNDRY ADDITION TO THE CITY OF JUNCTION CITY, KANSAS AND UNPLATTED LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22, THENCE ON AN ASSUMED BEARING OF S 00°29'46" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, A REPLAT OF I-70 INDUSTRIAL PARK WEST ADDITION, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE N 89°40'19" E A DISTANCE OF 649.45 FEET; THENCE S 32°58'34" E A DISTANCE OF 113.98 FEET; THENCE S 00°30'03" E A DISTANCE OF 860.90 FEET; THENCE S 54°50'36" W A DISTANCE OF 244.83 FEET; THENCE S 74°12'00" W A DISTANCE OF 525.71 FEET TO A POINT ON THE EAST LINE OF SAID REPLAT OF I-70 INDUSTRIAL PARK WEST ADDITION, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF INDUSTRIAL STREET; THENCE N 00°38'58" W ALONG SAID EAST LINES, A DISTANCE OF 516.60 FEET TO THE SOUTH CORNER OF SAID LOT 1; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 446.32 FEET, A CHORD BEARING OF N 27°55'44" W, A CHORD DISTANCE OF 409.46 FEET, AN ARC DISTANCE OF 425.38 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 362.91 FEET, A CHORD BEARING OF N 38°17'23" W, A CHORD DISTANCE OF 213.37 FEET, AN ARC DISTANCE OF 216.57 FEET; THENCE N 89°40'19" E A DISTANCE OF 318.51 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE N 00°29'46" W ALONG SAID EAST LINE, A DISTANCE OF 189.26 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B**

**BILL OF SALE**

In furtherance of the terms of a certain Lease dated as of September 12, 2006 between the City of Junction City, Kansas and Grocery Supply Acquisition Corporation, as successor to GSC Enterprises, Inc., and for valuable consideration, Assignor hereby transfers, assigns and conveys to Grocery Supply Acquisition Corporation, Assignee, all personal property purchased with the proceeds of the City of Junction City, Kansas, Industrial Revenue Bonds, Series 2006, dated September 12, 2006.

[SEAL]

ATTEST:

**CITY OF JUNCTION CITY, KANSAS,**  
a municipal corporation

\_\_\_\_\_  
Tyler Ficken, City Clerk

\_\_\_\_\_  
Pat Landes, Mayor

STATE OF KANSAS                    )  
  ) SS:  
COUNTY OF GEARY                )

The foregoing instrument was acknowledged before me this 21st day of February, 2012 by Pat Landes, Mayor, and Tyler Ficken, City Clerk, respectively, of the City of Junction City, Kansas, a municipal corporation, on behalf of said corporation.

[SEAL]

\_\_\_\_\_  
Notary Public

My appointment expires:

\_\_\_\_\_



**EXHIBIT C**

**RELEASE OF LEASE**

**WHEREAS**, the City of Junction City, Kansas (the "City") has heretofore entered into a Lease dated as of September 12, 2006 (the "Lease") between the City and Grocery Supply Acquisition Corporation, as successor to GSC Enterprises, Inc., (the "Tenant"), notice of which is recorded in Misc Book 69, Pages 1775-1776, in the office of the Geary County Register of Deeds; and

**WHEREAS**, pursuant to an Assignment of Lease which is recorded in Misc Book 69, Pages 1777-1779, the City assigned its interest in the Lease to Bank of Oklahoma, NA acting as Trustee for the City and others for purpose of enforcement of the Tenant's covenants under the Lease; and

**WHEREAS**, the Tenant has exercised its option to purchase the facility described in the Lease (the "Project") from the City; and

**WHEREAS**, all of the Tenant's obligations to the City under the Lease have been satisfied;

**THEREFORE**, the property described in the attached *Schedule I* is hereby released from any claim of the City and the Trustee under the Lease.

[SEAL]

ATTEST:

**CITY OF JUNCTION CITY, KANSAS,**  
a municipal corporation

\_\_\_\_\_  
Tyler Ficken, City Clerk

\_\_\_\_\_  
Pat Landes, Mayor

STATE OF KANSAS            )  
                                      ) SS:  
COUNTY OF GEARY         )

The foregoing instrument was acknowledged before me this 21st day of February, 2012 by Pat Landes, Mayor, and Tyler Ficken, City Clerk, respectively, of the City of Junction City, Kansas, a municipal corporation, on behalf of said corporation.

[SEAL]

\_\_\_\_\_  
Notary Public

My appointment expires:

\_\_\_\_\_

BOKF, NA dba BANK OF OKLAHOMA  
(formerly BANK OF OKLAHOMA, NA)

By: \_\_\_\_\_  
Mark McCoy, Vice President

STATE OF OKLAHOMA       )  
                                      ) SS:  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2012 by Mark McCoy, Vice President and Trust Officer of BOKF, NA (formerly Bank of Oklahoma, NA) a national banking association or corporation.

[SEAL]

\_\_\_\_\_  
Notary Public

My appointment expires: \_\_\_\_\_

**Backup material for agenda item:**

- c. The consideration and approval of Ordinance S-3104 rezoning of property at the southeast corner of Washington and Chestnut from “CSR” Service Commercial Restricted District, “MH” Mobile Home Park District, and “CCS” Central Commercial Special District to “CG” General Commercial District. Planning & Zoning Director Yearout Presenting (First Reading).

# City of Junction City

## City Commission

### Agenda Memo

February 21, 2012

**From:** David L. Yearout, AICP, Director of Planning and Zoning

**To:** City Commission & Gerry Vernon, City Manager

**Subject:** Case No. Z-01-01-12 – Rezoning of property at the southeast corner of Washington and Chestnut from “CSR” Service Commercial Restricted District, “MH” Mobile Home Park District, and “CCS” Central Commercial Special District to “CG” General Commercial District – (S-3104)

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**Issue:** Consideration of request of Kaw Valley Engineering, agent, on behalf of Crown Investment Company, owner, to rezone from “CSR” Service Commercial Restricted District, “MH” Mobile Home Park District, and “CCS” Central Commercial Special District to “CG” General Commercial District the property located at the southeast corner of Washington Street and Chestnut Street, Junction City, Geary County, Kansas. This property is now completely vacant, with the last structures razed in 2011. The land is being marketed as commercial property and this rezoning will unify the zoning classification to enable that to occur in a more appropriate manner. The property is also being replatted, with the vacation of Walnut Street between Washington Street and Chestnut Street. That plat will be presented for consideration in the near future.

**Explanation of Issue:** The Metropolitan Planning Commission held a public hearing on January 19, 2012, to consider this request. By unanimous vote, the MPC has recommended the rezoning be granted.

**Alternatives:** In accordance with K.S.A. 12-757, the City Commission has the following alternatives for a rezoning application on first appearance:

1. To accept the recommendation of the MPC and approve the Ordinance, thereby rezoning the property.
2. Modify the recommendation of the Planning Commission by a 2/3 majority vote and approve the Ordinance as so modified, thereby rezoning the property subject to said changes.
3. Return the recommendation to the Planning Commission for further consideration, specifying the items, concerns or issues with said recommendation.
4. Disapprove the recommendation of the Planning Commission by a 2/3 majority vote and not rezone the property.

**Special Considerations:** There were no public comments at the public hearing either for or against this request.

**Staff Recommendation:** Accept the recommendation of the MPC and approve the Ordinance, thereby rezoning the property.

**Suggested Motion:**

Commissioner \_\_\_\_\_ moved that the recommendation of the Planning Commission be accepted and that Ordinance No. S-3104, an ordinance rezoning property located at the southeast corner of Washington Street and Chestnut Street from “CSR” Service Commercial Restricted District, “MH” Mobile Home Park District, and “CCS” Central Commercial Special District to “CG” General Commercial District be approved on first reading.

Commissioner \_\_\_\_\_ seconded the motion.

**Enclosures:**

MPC Minutes of January 19, 2012  
Staff Report  
Ordinance S-3104

**ORDINANCE NO. S-3104**

**AN ORDINANCE RELATING TO REZONING CERTAIN PROPERTY FROM THE SERVICE COMMERCIAL RESTRICTED DISTRICT (CSR), THE MOBILE HOME PARK DISTRICT (MH) AND THE CENTRAL COMMERCIAL SPECIAL DISTRICT (CCS) TO THE GENERAL COMMERCIAL DISTRICT (CG), ALL WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS.**

**WHEREAS, application has been made by the Kaw Valley Engineering, agent, on behalf of Crown Investment Company, owner, to rezone certain property within the City of Junction City, Kansas; and,**

**WHEREAS, proper notice has been given by publication of legal notice and by mailed notice to surrounding property owner in conformance with K.S.A. 12-757; and,**

**WHEREAS, the Junction City/Geary County Metropolitan Planning Commission held a public hearing on the application on January 19, 2012, and, by a majority vote of members present, recommended the property in question be rezoned;**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:**

**Section 1. That the property located at south of Chestnut Street and east of Washington Street within the City of Junction City, Geary County, Kansas, and described as follows:**

**DESCRIPTION:**

**All of Blocks 4 and 5 of Schnell's Addition to the City of Junction City, Kansas.**

**be, and the same is, hereby ordered rezoned from its present classification of Service Commercial Restricted District (CSR), Mobile Home Park District (MH) and Central Commercial Special District (CCS) to General Commercial District (CG) as provided in K.S.A. 12-757.**

**Section 2. The Zoning Administrator of the City of Junction City, Kansas is hereby ordered and directed to cause said designation to be made on the Official Zoning Map of said City in his custody and to show the property herein described to be zoned as General Commercial (CG).**

**Section 3. This Ordinance shall be in full force and effect from and after its publication once in the Junction City Daily Union.**

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.**

\_\_\_\_\_  
**PAT LANDES, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**TYLER FICKEN, CITY CLERK**



**JUNCTION CITY/GEARY COUNTY  
METROPOLITAN PLANNING COMMISSION  
BOARD OF ZONING APPEALS**



**STAFF REPORT**

January 17, 2012

**TO:** Metropolitan Planning Commission / Board of Zoning Appeals

**FM:** David L. Yearout, AICP, CFM, Director of Planning and Zoning

**SUBJECT:** Z-01-01-12 – Request of Kaw Valley Engineering, agent, on behalf of Crown Investment Company, owner, to rezone from “CSR” Service Commercial Restricted District, “MH” Mobile Home Park District, and “CCS” Central Commercial Special District to “CG” General Commercial District, property located at the southeast corner of Chestnut Street and Washington Street, Junction City, Kansas.

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This is the request of Kaw Valley Engineering, agent, on behalf of Crown Investment Company, owner, to rezone from “CSR” Service Commercial Restricted District, “MH” Mobile Home Park District, and “CCS” Central Commercial Special District to “CG” General Commercial District, property located at the southeast corner of Chestnut Street and Washington Street, Junction City, Kansas. This property has been mostly vacant for a number of years and the remaining structures along Chestnut Street were razed in 2011. Presently, there are no structures on any of the properties and all the land is in common ownership.

The intent of this rezoning is to provide continuity to the zoning classification on the property, with the hope that will aide in the ultimate marketing and redevelopment of the land. This was originally platted as the Schnell’s Addition to Junction City, which was originally recorded in 1870. The uses over the years have been a mixture of commercial, residential and mobile homes.

In a separate action, a replatting is being proposed of these two blocks in order to clear the legal descriptions of the lots into a single tract and to vacate Walnut Street between Washington Street and Franklin Street.

Staff believes this rezoning will work in the best interests of the community by allowing the property to be redeveloped into a commercial facility that is able to be designed to meet the needs of a new commercial facility at this location. The proposed replatting will also accommodate the ultimate redevelopment of the area. Adequate safeguards are in place to provide protections to the surrounding properties from any use that may come forward. These two actions should result in an enhanced site for continued commercial development within the City.

**Staff Recommendation:** Staff recommends the request of Kaw Valley Engineering, agent, on behalf of Crown Investment Company, owner, to rezone from “CSR” Service Commercial Restricted District, “MH” Mobile Home Park District, and “CCS” Central Commercial Special District to “CG” General Commercial District, property located at the southeast corner of Chestnut Street and Washington Street, Junction City, Kansas, be recommended for approval.

**Suggested Motion:**

I move that Case No. Z-01-01-12, concerning the request of Kaw Valley Engineering, agent, on behalf of Crown Investment Company, owner, to rezone from “CSR” Service Commercial Restricted District, “MH” Mobile Home Park District, and “CCS” Central Commercial Special District to “CG” General Commercial District, property located at the southeast corner of Chestnut Street and Washington Street, Junction City, Kansas, be recommended for approval by the City Commission based on the reasoning stated in the staff report and as presented at this public hearing.

# **JUNCTION CITY/GEARY COUNTY, KANSAS METROPOLITAN PLANNING COMMISSION BOARD OF ZONING APPEALS**

## **MINUTES**

**January 19, 2012  
7:00 P.M.**

### **Members (Present)**

Brandon Dibben  
Maureen Gustafson  
Ken Mortensen  
John Moyer  
Mike Ryan

### **Members (Absent)**

Mike Steinfort  
Mike Watson

### **Staff**

David Yearout  
Shari Lenhart

#### **1. CALL TO ORDER AND ROLL CALL**

Vice-Chair Gustafson called the meeting to order at 7:00 p.m. and noted a quorum present with Commissioners Steinfort and Watson absent.

#### **2. APPROVAL OF MINUTES**

Commissioner Mortensen moved to approve the minutes of the December 8, 2011, meeting as written. Commissioner Dibben seconded the motion and it passed unanimously.

#### **3. OLD BUSINESS - None**

**Item No. 1 – Case No. Z-08-01-11 – Public hearing to rezone a portion of the property at 11606 South Highway K-57, Junction City, Kansas.**

Vice-Chair Gustafson called the hearing to order on the application of Chad Ziegler, owner, requesting to rezone from “A” Agricultural District to “CG” General Commercial District, a portion of the property at 11606 South Highway K-57, Junction City, Geary County, Kansas.

Mr. Yearout noted this case was being continued from November, 2011, which is the last time the case was discussed. The intent at that time was to publish for consideration of a Conditional Use Permit for the January meeting. However, since the new County Zoning Regulations were not adopted until January 7, 2012, staff is recommending the Metropolitan Planning Commission take formal action to dismiss the original application for the rezoning and authorize the reconsideration of the request as a Conditional Use Permit under the new Zoning Regulations. Because of the later date for this meeting, the public hearing can not be held until the March meeting.

Commissioner Mortensen moved to dismiss Case No. Z-08-11, the application of Chad Ziegler, owner, requesting to rezone from “A” Agricultural District to “CG” General Commercial District, a portion of the property at 11606 South Highway K-57, Junction City, and authorize



setting a public hearing for the March, 2012, meeting as a Conditional Use. Commissioner Moyer seconded the motion and it passed unanimously.

**Item No. 2 – Case No. SUP-11-01-11 - Public hearing for a Special Use Permit to install a parking lot at J-Hill Road and Smokey Lane, Geary County, Kansas.**

Vice-Chair Gustafson called the hearing to order on the above case and called for comments from staff.

Mr. Yearout stated the applicant had originally requested this matter be continued to February, 2012. No new information has been received; however staff has heard there are discussions on-going concerning the extent to which improvements would need to be made and how much that would cost. The City of Grandview Plaza has also been involved in some discussions, but there has been no indication any agreements have been reached. Staff is recommending the case be continued until the February, 2012, meeting, but that a decision between the parties will be needed by that time. Staff stated a letter would be written to both parties indicating a decision will be required at the February meeting or the matter will be forwarded with a recommendation of denial.

Commissioner Moyer moved that Case No. SUP-11-01-11, the application of Carl Corey, agent for Harold Glessner, owner, requesting a Special Use Permit on property zoned “A” Agricultural to install a parking lot near the southwest corner of the intersection of Smokey Lane and J-Hill Road, Junction City, Kansas, be continued to the February meeting. Commissioner Ryan seconded the motion and it carried unanimously.

**4. NEW BUSINESS**

**Item No. 1 – Case No. Z-01-01-12 – Public hearing to rezone property bounded on the North by Chestnut Street, on the South by Spruce Street, on the East by Franklin Street and on the West by Washington Street.**

Vice-Chair Gustafson called the public hearing to order on the application of Kaw Valley Engineering, agent, on behalf of Crown Investment Company, owner, to rezone from “CSR” Service Commercial Restricted District, “MH” Mobile Home Park District, and “CCS” Central Commercial Special District to “CG” General Commercial District, the two blocks located at the south of Chestnut Street between Washington Street and Franklin Street.

Mr. Yearout reviewed the staff report indicating this property has been a mixture of commercial, residential and mobile homes uses over the years. That is why the existing zoning pattern is the way it is. The bulk of the property has been vacant for the past several years, with the remaining structures along Chestnut Street being razed in 2011. As of the time of this application all of the property within the two blocks is vacant and under single ownership. The intent of this rezoning is to place the entire property into a single zoning classification that provides enough flexibility to encourage the redevelopment of the land.

Mr. Yearout stated that a replat of these two blocks will be considered later in this meeting. That replat will place all the property into a single lot and also proposes to vacate Walnut Street between Washington Street and Franklin Street.

Mr. Yearout noted staff is recommending approval of this rezoning because it places the property in one commercial classification; staff believes it complies with the spirit and intent of the Zoning Regulations, and is in the best interest of the community.

Vice-Chair Gustafson opened the hearing for public comment.

Leon Osbourn, Kaw Valley Engineering, representing the property owner, stated the property is now owned by Kansas State Bank. In discussing the conditions on the property with staff it was felt the rezoning and replatting would be the best method to resolve all the other challenges on the property. He stated he concurred with staff comments and would be glad to answer any questions.

There being no further questions or appearances, Vice-Chair Gustafson closed the public hearing and called for a motion.

Mr. Yearout stated that Gary Junghans had sent an e-mail asking what the case was about. Mr. Yearout indicated he sent a reply to Mr. Junghans explaining the substance of the request and received a "thank you" with no additional questions or comments.

Commissioner Ryan moved that Case No. Z-01-01-12, the request of Kaw Valley Engineering, agent, on behalf of Crown Investment Company, owner, to rezone from "CSR" Service Commercial Restricted District, "MH" Mobile Home Park District, and "CCS" Central Commercial Special District to "CG" General Commercial District, the property located between Chestnut Street on the north and Spruce Street on the south, and between Washington Street on the west and Franklin Street on the east, all in Junction City, Kansas, be recommended for approval by the City Commission based on the reasoning stated in the staff report and as presented at this public hearing. Commissioner Dibben seconded the motion and it carried unanimously.

Mr. Yearout stated that this case is scheduled for consideration by the City Commission at the regularly scheduled February 21<sup>st</sup> meeting, which is the first meeting following the completion of the protest period.

**Item No. 2 – Case No. Z-01-02-12 – Public hearing to rezone residential properties located on the south side of West 7<sup>th</sup> Street between Adams Street and Garfield Street.**

Vice-Chair Gustafson called the public hearing to order on the application initiated by the City Commission of Junction City, Kansas, to rezone from "CSP" Special Commercial District to "RM" Multiple Family Residential District, the properties used residentially on the south side of West 7<sup>th</sup> Street between Adams Street and Garfield Street, Junction City, Kansas.

Mr. Yearout reviewed the staff report and noted the intent of this action is to place the non-commercial properties on the south side of 7<sup>th</sup> Street into a zoning category that permits the existing uses; thereby removing the "grandfathered" condition from the properties. Changes in lending laws in the past few years have made financing for single-family homes that are in commercial zones virtually impossible. The reason is because, in the event the residential structure is destroyed beyond 50% of its value, the City has no authority to issue a building permit to restore or rebuild the home. The City has processed at least three rezonings in the past year to rectify this situation so a home sale could be completed. This rezoning is intended to remove this same potential hurdle for the single-family homes along 7<sup>th</sup> Street.

Mr. Yearout stated that this rezoning will have no effect on the property taxes and there are no plans by the City to raze single-family homes and build apartments. The proposed rezoning to "RM" (Multiple Family) matches the "RM" zoning on the north side of 7<sup>th</sup> Street. The City is not forcing this change on anyone. If a property owner wishes to retain the designated commercial zone, they may do so but we will need to identify that parcel. To date, no-one has

made such a request. For these reasons and those stated in the staff report, staff is recommending approval of this case to the City Commission.

In response to a question from Commissioner Mortensen, Mr. Yearout stated the residential properties will be zoned "RM" Multiple Family Residential, the same as on the North side of 7<sup>th</sup> Street; and the "RM" designation does permit churches.

There being no other questions of staff, Vice-Chair Gustafson opened the hearing for public comment.

Scott Dye, 305 West 7<sup>th</sup>, stated when he applied for a loan for this property he is buying he was denied because of the commercial zoning on the property. The current owners of the property have moved to Alabama with the understanding there would be no problem with the financing. However, the current zoning of this property has brought the processing of the loan to a halt. Until the property is rezoned to residential, the lending institution will not approve the loan application.

Vice-Chair Gustafson asked if there was anyone else present wishing to be heard. There were no additional questions or comments. Vice-Chair Gustafson closed the public hearing.

Commissioner Mortensen questioned whether consideration should be given on a parcel-by-parcel or block-by-block basis. Mr. Yearout indicated this could be addressed in a single motion.

Commissioner Dibben asked when this area was given the commercial zoning; and if the current property owners were asked what they wanted. Mr. Yearout stated he was unsure when this area was designated for commercial development but the 1975 zoning map shows all this area as commercial.

Commissioner Moyer moved that Case No. Z-01-02-12, concerning the request initiated by the City Commission to consider the rezoning of the residentially used properties on the south side of 7<sup>th</sup> Street from Adams Street to Garfield Street be rezoned from "CSP" Special Commercial District to "RM" Multiple Family Residential District be recommended for approval by the City Commission based on the reasoning stated in the staff report and as presented at this public hearing. Commissioner Ryan seconded the motion and it passed unanimously.

Mr. Yearout stated this case would be presented to the City Commission at their regularly scheduled February 21<sup>st</sup> meeting.

**Item No. 3 – Case No. FP-01-01-12 – Final Plat for Quarry Oaks Addition Unit No. 1 to the City of Junction City, Kansas.**

Vice-Chair Gustafson called the hearing to order on the request of Kaw Valley Engineering, agent, on behalf of RMD Investments, LLC, owner, requesting final plat approval for Quarry Oaks Addition Unit No. 1, being located on the east side of Spring Valley Road and north of Indian Ridge 6 Addition.

Mr. Yearout gave a brief overview of the staff report, stating that this final plat is in conformance with the approved preliminary plat and no alterations or changes were made. The developer proposes to privately pay for the extension of the public streets and utilities. In accordance with the Subdivision Regulations, a development agreement will be prepared. The final plat will not be presented to the City Commission until the agreement has been approved by

the City Attorney and other City officials. Staff is recommending approval of the Quarry Oaks Addition Unit No. 1, subject to execution of the development agreement.

Leon Osbourn, Kaw Valley Engineering, representing the developer, stated he had no other comments to add to the staff report and was present to answer any questions the Commission might have.

There was some general discussion between the Commissioners, staff and Mr. Osbourn regarding the facing of the home on Lots 1 and 8; why Lots 12 and 13 show two utility easements; and why there was only a 25-foot easement along Spring Valley Road. Mr. Osbourn explained all the reasons behind why those items are shown on the plat that way; which primarily is to comply with the Subdivision Regulations or requirements of the City for utility purposes.

There were no other appearances or public comment.

Commissioner Mortensen moved that Case No. FP-01-01-12, the application of Kaw Valley Engineering, agent, on behalf of RMD Investments, LLC, owner, requesting final plat approval of Quarry Oaks Addition, Unit No. 1, located on the east side of Spring Valley Road and north of Ponca Drive, be approved and the Chairman and Secretary be authorized to sign the plat; and the plat be forwarded to the City Commission of Junction City for final approval and acceptance upon completion of the development agreement addressing the public improvements within the plat. Commissioner Moyer seconded the motion and it passed unanimously.

Mr. Yearout stated that this case would be presented to the City Commission once the developer's agreement is accepted by the City Attorney and other interested City officials.

**Item No. 4 – Case No. FP-01-02-12 – Chestington Addition, a Replat of Blocks 4 & 5 Schnell's Addition, to the City of Junction City, Kansas.**

Vice-Chair Gustafson called the public hearing to order on the request of Kaw Valley Engineering, agent, on behalf of Crown Investment Company, owner, requesting final plat approval for the Chestington Addition, a replat of Blocks 4 & 5 Schnell's Addition, bounded on the North by Chestnut Street, on the South by Spruce Street, on the East by Franklin Street and on the West by Washington Street.

Mr. Yearout stated this is the same area considered in rezoning Case No. Z-01-01-12. The intent of this replat is to create a single lot and to vacate Walnut Street between Washington and Franklin Streets. The alleys will be vacated but retained as utility easements because the sanitary sewer mains of the City are in these alleys. Discussion with other utility representatives indicated there are no other utilities in the alleys and the only utilities in the Walnut Street right-of-way are some older electric lines that will be removed. Mr. Yearout stated another concern was the impact vacation of Walnut Street would have on storm drainage for the area. Engineering analysis shows that by connecting the curb line across Walnut Street on the east side of Washington Street, storm water will flow to the north or south since this is a "high point" at this location.

Another concern is that staff believes it is in the best interest of the City to require access control at the intersection of Washington Street and Chestnut Street. Staff is recommending a minimum of 100 feet of access control at that intersection.

Mr. Yearout stated staff believes this replat is in the best interest of the community and that adequate safeguards are in place to provide protections to the surrounding properties from

any use that may come forward. This replat, along with the rezoning of the property, should enhance the redevelopment potential of the site. A separate development agreement will be prepared that will address all the necessary issues associated with the replat until redevelopment occurs.

Mr. Yearout stated staff recommends this request be recommended for approval, subject to the final plat document showing the access controls identified along Washington Street and Chestnut Street, and the completion of the development agreement addressing the issues identified by staff and at this meeting.

Leon Osbourn, Kaw Valley Engineering, representing the property owner, indicated this replat will make this property more marketable for commercial development. Any costs associated with relocation of the existing Walnut Street storm sewer or the "alley" easements will be absorbed by the developer. As pointed out by staff, a developer's agreement can be drafted to safeguard the City against incurring an undue financial burden.

General discussion ensued between the Commissioners, staff and Leon Osbourn regarding when Walnut Street would be closed and safety issues involved, KDOT requirements regarding curb-cuts along Washington Street, distance from the Washington/Chestnut intersection for ingress/egress curb-cuts, storm water drainage, and contents of a developer's agreement. Answers were provided regarding all subjects to the satisfaction of the Commission.

There being no further questions or comments from staff or the public, Vice-Chair Gustafson called for a motion.

Commissioner Mortensen moved that Case No. FP-01-02-12, concerning the request of Kaw Valley Engineering, agent, on behalf of Crown Investment Company, owner, to replat the two blocks located south of Chestnut Street and east of Washington Street, Junction City, Kansas, be recommended for approval, subject to the final plat document showing the access controls identified by staff, and the completion of the development agreement addressing the issues identified by staff and at this meeting. Commissioner Moyer seconded the motion and it passed unanimously.

Mr. Yearout stated that this case would be presented to the City Commission once the final plat is received and the developer's agreement is accepted by the City Attorney and other interested City officials.

## **RECESS AS METROPOLITAN PLANNING COMMISSION AND CONVENE AS BOARD OF ZONING APPEALS**

Vice-Chair Gustafson declared the Metropolitan Planning Commission as being in recess and convene as the Board of Zoning Appeals.

- 5. OLD BUSINESS - None**
- 6. NEW BUSINESS**

**Item No. 1 – Case No. BZACU-01-01-12 – Public hearing for a Conditional Use Permit to convert a portion of a commercial building to apartments in the "CC" Central Commercial District.**

Vice-Chair Gustafson called the public hearing to order on the application of Russell Schmidt, owner, requesting a Conditional Use Permit, to convert a portion of a commercial building to apartments in a building in the "CC" Central Commercial District, located at 813 North Jefferson, Junction City, Kansas.

Mr. Yearout gave a brief overview of the detailed information set out in the staff report regarding the property history and the Zoning Regulation guidelines for the Board to approve a conditional use permit. Mr. Yearout noted ownership and uses have changed several times over the intervening years and the building has been vacant for several years. The applicant, Mr. Schmidt, believes converting a portion of the building for residential use will allow the building to be used, since there is a high demand for residential properties. The applicant has been working with the Code Enforcement Department regarding building code requirements to have a residential use and a commercial use share the same building.

Mr. Yearout stated a letter was received from Janice Howard, owner/operator of Vacuum Center - Service Master at 817 North Jefferson, listing concerns about parking, noise and construction of a firewall between the proposed apartments and their building. No other correspondence or concerns were received.

Mr. Yearout stated that staff is recommending approval of this application because it meets the spirit and intent of the Zoning Regulations and the building has remained unused for commercial purposes.

There being no immediate questions of staff, Vice-Chair opened the hearing for public comment.

Mr. Russell Schmidt, applicant, indicated he had visited with the owners of the vacuum business and they do not have any problems. They have agreed to allow vehicle parking in their business parking lot. Mr. Schmidt stated that construction of the apartments is meeting all code requirements for a building with mixed uses. This does involve installation of a 2-hour firewall.

In response to questions from Commissioners, Mr. Schmidt stated just the front portion of the building will be the apartments; the back will remain as a warehouse. They are to be two-bedroom apartments each approximately 700 square feet in size.

There being no further appearances or public comment, Vice-Chair Gustafson closed the public hearing.

There was some general discussion between the Commissioners and staff regarding the parking, possibility of additional units in the future, and clarification that a Conditional Use goes with the property.

Commissioner Mortensen moved that Case No BZACU-01-01-12, the application of Russell Schmidt, owner, requesting a Conditional Use Permit to convert a portion of a commercial building to apartments in the "CC" Central Commercial District, located at 813 North Jefferson, Junction City, Kansas, be approved subject to compliance with the requirements of the Building Code. Commissioner Ryan seconded the motion and it passed unanimously.

**ADJOURN AS BOARD OF ZONING APPEALS AND RECONVENE AS METROPOLITAN PLANNING COMMISSION**

Vice-Chair Gustafson declared the Board of Zoning Appeals meeting adjourned and reconvened the Metropolitan Planning Commission.

**7. GENERAL DISCUSSION**

Mr. Yearout informed the Commission about a complaint received regarding the parking of a large motor home in a driveway. Technically, the Zoning Regulations have prohibited the storage/parking of such vehicles in any required front yard. There are guidelines that would allow them; provided, they are no more than one ton, on a concrete pad and meet any applicable side/rear yard setbacks. This should have been enforced since 1986. It appears no enforcement has been done. Discussion is occurring by staff regarding whether to start enforcement or amend the regulations.

Commissioner Ryan stated he remembers what happened when an ordinance was adopted relative to keeping trees timed on private property and the City ended up spending tons of money to have public right-of-way trees trimmed to meet the ordinance requirements. He advised to think through the full impact of any requirements within the regulations.

**8. ADJOURNMENT**

There being no further business, Commissioner Mortensen moved the meeting be adjourned. Commissioner Ryan seconded the motion and it carried unanimously. Vice-Chair Gustafson declared the meeting adjourned at 8:15 p.m.

**PASSED AND APPROVED this \_\_\_\_\_ day of March, 2012.**

\_\_\_\_\_  
**Mike Steinfert, Chairman**

**ATTEST:**

\_\_\_\_\_  
**David L. Yearout, Secretary**

**Backup material for agenda item:**

- d. Consideration and approval of Ordinance S-3105 rezoning of numerous properties on the south side of 7th Street Adams Street and Garfield Street from “CSP” Special Commercial District to “RM” Multiple Family Residential District. Planning & Zoning Director Yearout Presenting (First Reading).



# City of Junction City

## City Commission

### Agenda Memo

February 21, 2012

**From:** David L. Yearout, AICP, Director of Planning and Zoning

**To:** City Commission & Gerry Vernon, City Manager

**Subject:** Case No. Z-01-02-12 – Rezoning of numerous properties on the south side of 7<sup>th</sup> Street Adams Street and Garfield Street from “CSP” Special Commercial District to “RM” Multiple Family Residential District – (S-3105)

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**Issue:** Consideration of request initiated by the City Commission to rezone the non-commercial properties on the south side of 7<sup>th</sup> Street between Adams Street and Garfield Street in Junction City, Kansas, from “CSP” Special Commercial District to “RM” Multiple Family Residential District. There are 34 individual properties affected by this rezoning, with a mixture of existing uses including single-family residences, multiple-family structures, churches and vacant lots. Those properties that are used commercially are not affected by this rezoning. As has been noted on several occasions recently, residential properties that are zoned commercial have difficulty in being sold because the residences are nonconforming under the Zoning Regulations and, in the event of the loss of the structure, can not be rebuilt as a residence. This rezoning removes that restriction and makes the zoning classification the same as the residential properties on the north side of 7<sup>th</sup> Street.

**Explanation of Issue:** The Metropolitan Planning Commission held a public hearing on January 19, 2012, to consider this request. By unanimous vote, the MPC has recommended the rezoning be granted.

**Alternatives:** In accordance with K.S.A. 12-757, the City Commission has the following alternatives for a rezoning application on first appearance:

1. To accept the recommendation of the MPC and approve the Ordinance, thereby rezoning the property.
2. Modify the recommendation of the Planning Commission by a 2/3 majority vote and approve the Ordinance as so modified, thereby rezoning the property subject to said changes.
3. Return the recommendation to the Planning Commission for further consideration, specifying the items, concerns or issues with said recommendation.
4. Disapprove the recommendation of the Planning Commission by a 2/3 majority vote and not rezone the property.

**Special Considerations:** Several affected property owners were at the public hearing, but no one spoke in opposition to the proposed change. One contract buyer spoke in favor of this action.

**Staff Recommendation:** Accept the recommendation of the MPC and approve the Ordinance, thereby rezoning the property.

**Suggested Motion:**

Commissioner \_\_\_\_\_ moved that the recommendation of the Planning Commission be accepted and that Ordinance No. S-3105, an ordinance rezoning from “CSP” Special Commercial District to “RM” Multiple Family Residential District numerous properties located on the south side of 7<sup>th</sup> Street between Adams Street and Garfield Street, Junction City, Kansas, as identified in said ordinance, be approved on first reading.

Commissioner \_\_\_\_\_ seconded the motion.

**Enclosures:**

MPC Minutes of January 19, 2012  
Staff Report  
Ordinance S-3105

**ORDINANCE NO. S-3105**

**AN ORDINANCE RELATING TO REZONING CERTAIN PROPERTIES FROM THE SPECIAL COMMERCIAL DISTRICT (CSP) TO THE MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM), ALL WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS.**

**WHEREAS, application was initiated by the City Commission of the City of Junction City, Kansas, to rezone certain properties within the City of Junction City, Kansas; and,**

**WHEREAS, proper notice has been given by publication of legal notice and by mailed notice to surrounding property owner in conformance with K.S.A. 12-757; and,**

**WHEREAS, the Junction City/Geary County Metropolitan Planning Commission held a public hearing on the application on January 19, 2012, and, by a majority vote of members present, recommended the property in question be rezoned;**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:**

**Section 1. That the properties used residentially that are located on the south side of 7th Street between Adams Street and Garfield Street within the City of Junction City, Geary County, Kansas, and described as follows:**

**DESCRIPTION:**

In Block 30, Plat of Junction City, Kansas: All of lots 1, 2, 3, 4, 7, 8, 9 and 10.

In Block 31, Plat of Junction City, Kansas: All of lots 1, 2 and 8.

In Block 32, Plat of Junction City, Kansas: All of lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10.

In the 1941 Replat of Portions of Tracts 13, 14 and 15 of McKinley Addition lying between 6<sup>th</sup>, 7<sup>th</sup>, Clay and Calhoun Street in Junction City, Kansas: All of lots 1, 2, 3, 4, 5, and 6; and the north 75.5 feet of lots 7 and 8.

In P. H. Gfeller's Replat of a portion of Tract No. 13 of McKinley Addition in Junction City, Kansas: All of lots 1, 2, 3, 4, 5, 6, 7, 8 and 9.

**be, and the same is, hereby ordered rezoned from its present classification of Special Commercial District (CSP) to Multiple Family Residential District (RM) as provided in K.S.A. 12-757.**

**Section 2. The Zoning Administrator of the City of Junction City, Kansas is hereby ordered and directed to cause said designation to be made on the Official Zoning Map of said City in his custody and to show the property herein described to be zoned as Multiple Family Residential (RM).**

**Ordinance No. S-3105**

**Section 3. This Ordinance shall be in full force and effect from and after its publication once in the Junction City Daily Union.**

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.**

\_\_\_\_\_  
**PAT LANDES, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**TYLER FICKEN, CITY CLERK**



**JUNCTION CITY/GEARY COUNTY  
METROPOLITAN PLANNING COMMISSION  
BOARD OF ZONING APPEALS**



**STAFF REPORT**

January 17, 2012

**TO:** Metropolitan Planning Commission / Board of Zoning Appeals

**FM:** David L. Yearout, AICP, CFM, Director of Planning and Zoning

**SUBJECT:** Z-01-02-12 – Request of the City of Junction City to rezone the residentially used properties on the south side of 7<sup>th</sup> Street from Adams Street to Garfield Street from “CSP” Special Commercial District to “RM” Multiple Family Residential.

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This is the request initiated by the City Commission to consider the rezoning of the residentially used properties on the south side of 7<sup>th</sup> Street from Adams Street to Garfield Street from “CSP” Special Commercial District to “RM” Multiple Family Residential. There are 34 individual properties affected by this rezoning. The uses include single-family homes; apartments, churches and some vacant lots. Not all of the properties are used residentially, as there are some commercial uses that have extended north of the alley between 6<sup>th</sup> Street and 7<sup>th</sup> Street; but except for the block between Webster Street and Clay Street that is occupied by Dillon’s, the commercial uses are relatively small and unobtrusive. We have taken a number of calls from affected landowners, but after explaining the intent there have been no objections. If a landowner wishes to retain the commercial zoning, they may do so but we will need to identify that parcel.

As we have seen over the past year, the changes in the requirements for financing single-family homes has been made virtually impossible for most people to obtain conventional financing when the property associated with the single-family home is zoned commercial. The home itself is “grandfathered” and the City has no authority to order it be removed. But in the event the home is destroyed beyond 50% of its value, the City has no authority to issue a building permit for the single-family home to be rebuilt. The City has processed at least three rezonings in the past year to rectify this situation so a home sale could be completed. The rezoning is intended to remove this same potential hurdle for the single family homes along 7<sup>th</sup> Street.

There are other single-family homes within the City that are also zoned commercially and we will address those in due course. The intent at this time is to start this process along 7<sup>th</sup> Street because we have a number of homes already on the market that may be impacted by the commercial zoning, and staff believes it is more appropriate to resolve this situation at this time rather than place people in a “time crunch” where a closing is delayed until a rezoning can be completed. Presuming the successful completion of this case, staff will identify the other

properties over the next few months and discussion can be held regarding the value of initiating a rezoning on those properties then.

**Staff Recommendation:** Staff recommends this request to rezone all the residentially used properties on the south side of 7<sup>th</sup> Street between Adams Street and Garfield Street be recommended for approval for the reasons stated above.

**Suggested Motion:**

I move that Case No. Z-01-02-12, concerning the request initiated by the City Commission to consider the rezoning of the residentially used properties on the south side of 7<sup>th</sup> Street from Adams Street to Garfield Street from “CSP” Special Commercial District to “RM” Multiple Family Residential be recommended for approval by the City Commission based on the reasoning stated in the staff report and as presented at this public hearing.

# **JUNCTION CITY/GEARY COUNTY, KANSAS METROPOLITAN PLANNING COMMISSION BOARD OF ZONING APPEALS**

## **MINUTES**

**January 19, 2012  
7:00 P.M.**

### **Members (Present)**

Brandon Dibben  
Maureen Gustafson  
Ken Mortensen  
John Moyer  
Mike Ryan

### **Members (Absent)**

Mike Steinfort  
Mike Watson

### **Staff**

David Yearout  
Shari Lenhart

### **1. CALL TO ORDER AND ROLL CALL**

Vice-Chair Gustafson called the meeting to order at 7:00 p.m. and noted a quorum present with Commissioners Steinfort and Watson absent.

### **2. APPROVAL OF MINUTES**

Commissioner Mortensen moved to approve the minutes of the December 8, 2011, meeting as written. Commissioner Dibben seconded the motion and it passed unanimously.

### **3. OLD BUSINESS - None**

**Item No. 1 – Case No. Z-08-01-11 – Public hearing to rezone a portion of the property at 11606 South Highway K-57, Junction City, Kansas.**

Vice-Chair Gustafson called the hearing to order on the application of Chad Ziegler, owner, requesting to rezone from “A” Agricultural District to “CG” General Commercial District, a portion of the property at 11606 South Highway K-57, Junction City, Geary County, Kansas.

Mr. Yearout noted this case was being continued from November, 2011, which is the last time the case was discussed. The intent at that time was to publish for consideration of a Conditional Use Permit for the January meeting. However, since the new County Zoning Regulations were not adopted until January 7, 2012, staff is recommending the Metropolitan Planning Commission take formal action to dismiss the original application for the rezoning and authorize the reconsideration of the request as a Conditional Use Permit under the new Zoning Regulations. Because of the later date for this meeting, the public hearing can not be held until the March meeting.

Commissioner Mortensen moved to dismiss Case No. Z-08-11, the application of Chad Ziegler, owner, requesting to rezone from “A” Agricultural District to “CG” General Commercial District, a portion of the property at 11606 South Highway K-57, Junction City, and authorize

setting a public hearing for the March, 2012, meeting as a Conditional Use. Commissioner Moyer seconded the motion and it passed unanimously.

**Item No. 2 – Case No. SUP-11-01-11 - Public hearing for a Special Use Permit to install a parking lot at J-Hill Road and Smokey Lane, Geary County, Kansas.**

Vice-Chair Gustafson called the hearing to order on the above case and called for comments from staff.

Mr. Yearout stated the applicant had originally requested this matter be continued to February, 2012. No new information has been received; however staff has heard there are discussions on-going concerning the extent to which improvements would need to be made and how much that would cost. The City of Grandview Plaza has also been involved in some discussions, but there has been no indication any agreements have been reached. Staff is recommending the case be continued until the February, 2012, meeting, but that a decision between the parties will be needed by that time. Staff stated a letter would be written to both parties indicating a decision will be required at the February meeting or the matter will be forwarded with a recommendation of denial.

Commissioner Moyer moved that Case No. SUP-11-01-11, the application of Carl Corey, agent for Harold Glessner, owner, requesting a Special Use Permit on property zoned “A” Agricultural to install a parking lot near the southwest corner of the intersection of Smokey Lane and J-Hill Road, Junction City, Kansas, be continued to the February meeting. Commissioner Ryan seconded the motion and it carried unanimously.

**4. NEW BUSINESS**

**Item No. 1 – Case No. Z-01-01-12 – Public hearing to rezone property bounded on the North by Chestnut Street, on the South by Spruce Street, on the East by Franklin Street and on the West by Washington Street.**

Vice-Chair Gustafson called the public hearing to order on the application of Kaw Valley Engineering, agent, on behalf of Crown Investment Company, owner, to rezone from “CSR” Service Commercial Restricted District, “MH” Mobile Home Park District, and “CCS” Central Commercial Special District to “CG” General Commercial District, the two blocks located at the south of Chestnut Street between Washington Street and Franklin Street.

Mr. Yearout reviewed the staff report indicating this property has been a mixture of commercial, residential and mobile homes uses over the years. That is why the existing zoning pattern is the way it is. The bulk of the property has been vacant for the past several years, with the remaining structures along Chestnut Street being razed in 2011. As of the time of this application all of the property within the two blocks is vacant and under single ownership. The intent of this rezoning is to place the entire property into a single zoning classification that provides enough flexibility to encourage the redevelopment of the land.

Mr. Yearout stated that a replat of these two blocks will be considered later in this meeting. That replat will place all the property into a single lot and also proposes to vacate Walnut Street between Washington Street and Franklin Street.

Mr. Yearout noted staff is recommending approval of this rezoning because it places the property in one commercial classification; staff believes it complies with the spirit and intent of the Zoning Regulations, and is in the best interest of the community.

Vice-Chair Gustafson opened the hearing for public comment.

Leon Osbourn, Kaw Valley Engineering, representing the property owner, stated the property is now owned by Kansas State Bank. In discussing the conditions on the property with staff it was felt the rezoning and replatting would be the best method to resolve all the other challenges on the property. He stated he concurred with staff comments and would be glad to answer any questions.

There being no further questions or appearances, Vice-Chair Gustafson closed the public hearing and called for a motion.

Mr. Yearout stated that Gary Junghans had sent an e-mail asking what the case was about. Mr. Yearout indicated he sent a reply to Mr. Junghans explaining the substance of the request and received a "thank you" with no additional questions or comments.

Commissioner Ryan moved that Case No. Z-01-01-12, the request of Kaw Valley Engineering, agent, on behalf of Crown Investment Company, owner, to rezone from "CSR" Service Commercial Restricted District, "MH" Mobile Home Park District, and "CCS" Central Commercial Special District to "CG" General Commercial District, the property located between Chestnut Street on the north and Spruce Street on the south, and between Washington Street on the west and Franklin Street on the east, all in Junction City, Kansas, be recommended for approval by the City Commission based on the reasoning stated in the staff report and as presented at this public hearing. Commissioner Dibben seconded the motion and it carried unanimously.

Mr. Yearout stated that this case is scheduled for consideration by the City Commission at the regularly scheduled February 21<sup>st</sup> meeting, which is the first meeting following the completion of the protest period.

**Item No. 2 – Case No. Z-01-02-12 – Public hearing to rezone residential properties located on the south side of West 7<sup>th</sup> Street between Adams Street and Garfield Street.**

Vice-Chair Gustafson called the public hearing to order on the application initiated by the City Commission of Junction City, Kansas, to rezone from "CSP" Special Commercial District to "RM" Multiple Family Residential District, the properties used residentially on the south side of West 7<sup>th</sup> Street between Adams Street and Garfield Street, Junction City, Kansas.

Mr. Yearout reviewed the staff report and noted the intent of this action is to place the non-commercial properties on the south side of 7<sup>th</sup> Street into a zoning category that permits the existing uses; thereby removing the "grandfathered" condition from the properties. Changes in lending laws in the past few years have made financing for single-family homes that are in commercial zones virtually impossible. The reason is because, in the event the residential structure is destroyed beyond 50% of its value, the City has no authority to issue a building permit to restore or rebuild the home. The City has processed at least three rezonings in the past year to rectify this situation so a home sale could be completed. This rezoning is intended to remove this same potential hurdle for the single-family homes along 7<sup>th</sup> Street.

Mr. Yearout stated that this rezoning will have no effect on the property taxes and there are no plans by the City to raze single-family homes and build apartments. The proposed rezoning to "RM" (Multiple Family) matches the "RM" zoning on the north side of 7<sup>th</sup> Street. The City is not forcing this change on anyone. If a property owner wishes to retain the designated commercial zone, they may do so but we will need to identify that parcel. To date, no-one has



made such a request. For these reasons and those stated in the staff report, staff is recommending approval of this case to the City Commission.

In response to a question from Commissioner Mortensen, Mr. Yearout stated the residential properties will be zoned "RM" Multiple Family Residential, the same as on the North side of 7<sup>th</sup> Street; and the "RM" designation does permit churches.

There being no other questions of staff, Vice-Chair Gustafson opened the hearing for public comment.

Scott Dye, 305 West 7<sup>th</sup>, stated when he applied for a loan for this property he is buying he was denied because of the commercial zoning on the property. The current owners of the property have moved to Alabama with the understanding there would be no problem with the financing. However, the current zoning of this property has brought the processing of the loan to a halt. Until the property is rezoned to residential, the lending institution will not approve the loan application.

Vice-Chair Gustafson asked if there was anyone else present wishing to be heard. There were no additional questions or comments. Vice-Chair Gustafson closed the public hearing.

Commissioner Mortensen questioned whether consideration should be given on a parcel-by-parcel or block-by-block basis. Mr. Yearout indicated this could be addressed in a single motion.

Commissioner Dibben asked when this area was given the commercial zoning; and if the current property owners were asked what they wanted. Mr. Yearout stated he was unsure when this area was designated for commercial development but the 1975 zoning map shows all this area as commercial.

Commissioner Moyer moved that Case No. Z-01-02-12, concerning the request initiated by the City Commission to consider the rezoning of the residentially used properties on the south side of 7<sup>th</sup> Street from Adams Street to Garfield Street be rezoned from "CSP" Special Commercial District to "RM" Multiple Family Residential District be recommended for approval by the City Commission based on the reasoning stated in the staff report and as presented at this public hearing. Commissioner Ryan seconded the motion and it passed unanimously.

Mr. Yearout stated this case would be presented to the City Commission at their regularly scheduled February 21<sup>st</sup> meeting.

**Item No. 3 – Case No. FP-01-01-12 – Final Plat for Quarry Oaks Addition Unit No. 1 to the City of Junction City, Kansas.**

Vice-Chair Gustafson called the hearing to order on the request of Kaw Valley Engineering, agent, on behalf of RMD Investments, LLC, owner, requesting final plat approval for Quarry Oaks Addition Unit No. 1, being located on the east side of Spring Valley Road and north of Indian Ridge 6 Addition.

Mr. Yearout gave a brief overview of the staff report, stating that this final plat is in conformance with the approved preliminary plat and no alterations or changes were made. The developer proposes to privately pay for the extension of the public streets and utilities. In accordance with the Subdivision Regulations, a development agreement will be prepared. The final plat will not be presented to the City Commission until the agreement has been approved by

the City Attorney and other City officials. Staff is recommending approval of the Quarry Oaks Addition Unit No. 1, subject to execution of the development agreement.

Leon Osbourn, Kaw Valley Engineering, representing the developer, stated he had no other comments to add to the staff report and was present to answer any questions the Commission might have.

There was some general discussion between the Commissioners, staff and Mr. Osbourn regarding the facing of the home on Lots 1 and 8; why Lots 12 and 13 show two utility easements; and why there was only a 25-foot easement along Spring Valley Road. Mr. Osbourn explained all the reasons behind why those items are shown on the plat that way; which primarily is to comply with the Subdivision Regulations or requirements of the City for utility purposes.

There were no other appearances or public comment.

Commissioner Mortensen moved that Case No. FP-01-01-12, the application of Kaw Valley Engineering, agent, on behalf of RMD Investments, LLC, owner, requesting final plat approval of Quarry Oaks Addition, Unit No. 1, located on the east side of Spring Valley Road and north of Ponca Drive, be approved and the Chairman and Secretary be authorized to sign the plat; and the plat be forwarded to the City Commission of Junction City for final approval and acceptance upon completion of the development agreement addressing the public improvements within the plat. Commissioner Moyer seconded the motion and it passed unanimously.

Mr. Yearout stated that this case would be presented to the City Commission once the developer's agreement is accepted by the City Attorney and other interested City officials.

**Item No. 4 – Case No. FP-01-02-12 – Chestington Addition, a Replat of Blocks 4 & 5 Schnell's Addition, to the City of Junction City, Kansas.**

Vice-Chair Gustafson called the public hearing to order on the request of Kaw Valley Engineering, agent, on behalf of Crown Investment Company, owner, requesting final plat approval for the Chestington Addition, a replat of Blocks 4 & 5 Schnell's Addition, bounded on the North by Chestnut Street, on the South by Spruce Street, on the East by Franklin Street and on the West by Washington Street.

Mr. Yearout stated this is the same area considered in rezoning Case No. Z-01-01-12. The intent of this replat is to create a single lot and to vacate Walnut Street between Washington and Franklin Streets. The alleys will be vacated but retained as utility easements because the sanitary sewer mains of the City are in these alleys. Discussion with other utility representatives indicated there are no other utilities in the alleys and the only utilities in the Walnut Street right-of-way are some older electric lines that will be removed. Mr. Yearout stated another concern was the impact vacation of Walnut Street would have on storm drainage for the area. Engineering analysis shows that by connecting the curb line across Walnut Street on the east side of Washington Street, storm water will flow to the north or south since this is a "high point" at this location.

Another concern is that staff believes it is in the best interest of the City to require access control at the intersection of Washington Street and Chestnut Street. Staff is recommending a minimum of 100 feet of access control at that intersection.

Mr. Yearout stated staff believes this replat is in the best interest of the community and that adequate safeguards are in place to provide protections to the surrounding properties from

any use that may come forward. This replat, along with the rezoning of the property, should enhance the redevelopment potential of the site. A separate development agreement will be prepared that will address all the necessary issues associated with the replat until redevelopment occurs.

Mr. Yearout stated staff recommends this request be recommended for approval, subject to the final plat document showing the access controls identified along Washington Street and Chestnut Street, and the completion of the development agreement addressing the issues identified by staff and at this meeting.

Leon Osbourn, Kaw Valley Engineering, representing the property owner, indicated this replat will make this property more marketable for commercial development. Any costs associated with relocation of the existing Walnut Street storm sewer or the "alley" easements will be absorbed by the developer. As pointed out by staff, a developer's agreement can be drafted to safeguard the City against incurring an undue financial burden.

General discussion ensued between the Commissioners, staff and Leon Osbourn regarding when Walnut Street would be closed and safety issues involved, KDOT requirements regarding curb-cuts along Washington Street, distance from the Washington/Chestnut intersection for ingress/egress curb-cuts, storm water drainage, and contents of a developer's agreement. Answers were provided regarding all subjects to the satisfaction of the Commission.

There being no further questions or comments from staff or the public, Vice-Chair Gustafson called for a motion.

Commissioner Mortensen moved that Case No. FP-01-02-12, concerning the request of Kaw Valley Engineering, agent, on behalf of Crown Investment Company, owner, to replat the two blocks located south of Chestnut Street and east of Washington Street, Junction City, Kansas, be recommended for approval, subject to the final plat document showing the access controls identified by staff, and the completion of the development agreement addressing the issues identified by staff and at this meeting. Commissioner Moyer seconded the motion and it passed unanimously.

Mr. Yearout stated that this case would be presented to the City Commission once the final plat is received and the developer's agreement is accepted by the City Attorney and other interested City officials.

## **RECESS AS METROPOLITAN PLANNING COMMISSION AND CONVENE AS BOARD OF ZONING APPEALS**

Vice-Chair Gustafson declared the Metropolitan Planning Commission as being in recess and convene as the Board of Zoning Appeals.

- 5. OLD BUSINESS - None**
- 6. NEW BUSINESS**

**Item No. 1 – Case No. BZACU-01-01-12 – Public hearing for a Conditional Use Permit to convert a portion of a commercial building to apartments in the "CC" Central Commercial District.**

Vice-Chair Gustafson called the public hearing to order on the application of Russell Schmidt, owner, requesting a Conditional Use Permit, to convert a portion of a commercial building to apartments in a building in the "CC" Central Commercial District, located at 813 North Jefferson, Junction City, Kansas.

Mr. Yearout gave a brief overview of the detailed information set out in the staff report regarding the property history and the Zoning Regulation guidelines for the Board to approve a conditional use permit. Mr. Yearout noted ownership and uses have changed several times over the intervening years and the building has been vacant for several years. The applicant, Mr. Schmidt, believes converting a portion of the building for residential use will allow the building to be used, since there is a high demand for residential properties. The applicant has been working with the Code Enforcement Department regarding building code requirements to have a residential use and a commercial use share the same building.

Mr. Yearout stated a letter was received from Janice Howard, owner/operator of Vacuum Center - Service Master at 817 North Jefferson, listing concerns about parking, noise and construction of a firewall between the proposed apartments and their building. No other correspondence or concerns were received.

Mr. Yearout stated that staff is recommending approval of this application because it meets the spirit and intent of the Zoning Regulations and the building has remained unused for commercial purposes.

There being no immediate questions of staff, Vice-Chair opened the hearing for public comment.

Mr. Russell Schmidt, applicant, indicated he had visited with the owners of the vacuum business and they do not have any problems. They have agreed to allow vehicle parking in their business parking lot. Mr. Schmidt stated that construction of the apartments is meeting all code requirements for a building with mixed uses. This does involve installation of a 2-hour firewall.

In response to questions from Commissioners, Mr. Schmidt stated just the front portion of the building will be the apartments; the back will remain as a warehouse. They are to be two-bedroom apartments each approximately 700 square feet in size.

There being no further appearances or public comment, Vice-Chair Gustafson closed the public hearing.

There was some general discussion between the Commissioners and staff regarding the parking, possibility of additional units in the future, and clarification that a Conditional Use goes with the property.

Commissioner Mortensen moved that Case No BZACU-01-01-12, the application of Russell Schmidt, owner, requesting a Conditional Use Permit to convert a portion of a commercial building to apartments in the "CC" Central Commercial District, located at 813 North Jefferson, Junction City, Kansas, be approved subject to compliance with the requirements of the Building Code. Commissioner Ryan seconded the motion and it passed unanimously.

**ADJOURN AS BOARD OF ZONING APPEALS AND RECONVENE AS METROPOLITAN PLANNING COMMISSION**

Vice-Chair Gustafson declared the Board of Zoning Appeals meeting adjourned and reconvened the Metropolitan Planning Commission.

**7. GENERAL DISCUSSION**

Mr. Yearout informed the Commission about a complaint received regarding the parking of a large motor home in a driveway. Technically, the Zoning Regulations have prohibited the storage/parking of such vehicles in any required front yard. There are guidelines that would allow them; provided, they are no more than one ton, on a concrete pad and meet any applicable side/rear yard setbacks. This should have been enforced since 1986. It appears no enforcement has been done. Discussion is occurring by staff regarding whether to start enforcement or amend the regulations.

Commissioner Ryan stated he remembers what happened when an ordinance was adopted relative to keeping trees timed on private property and the City ended up spending tons of money to have public right-of-way trees trimmed to meet the ordinance requirements. He advised to think through the full impact of any requirements within the regulations.

**8. ADJOURNMENT**

There being no further business, Commissioner Mortensen moved the meeting be adjourned. Commissioner Ryan seconded the motion and it carried unanimously. Vice-Chair Gustafson declared the meeting adjourned at 8:15 p.m.

**PASSED AND APPROVED this \_\_\_\_\_ day of March, 2012.**

\_\_\_\_\_  
**Mike Steinfert, Chairman**

**ATTEST:**

\_\_\_\_\_  
**David L. Yearout, Secretary**

**Backup material for agenda item:**

- e. Consideration and approval of Award of Bid for the 2012 Contractual Mowing Contract - Blight Properties. Assistant City Manager McCaffery presenting.

# **City of Junction City City Commission Agenda Memo**

February 21, 2012

**From:** Gregory S. McCaffery, Assistant City Manager  
**To:** Gerry Vernon, City Manager and City Commissioners  
**Subject:** Award of Bid – 2012 Contractual Mowing Contract for Blights

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**Objective:** Award of Bid to lowest and most qualified bid for Contractual Mowing Contract for Blights.

**Explanation of Issue:** The City has over the last several years contracted out the mowing of blighted areas which are administrated through the Police Department. The current contract expired October 14, 2011. This is one of three contractual mowing contracts administrated through the City. Through discussions and feedback from various departments and others involved within the overall contractual mowing operations, staff revisited the prior years bid specifications, and general mowing operations within the City, in order to improve upon the overall end product and services in which the City has been looking to achieve enhance forward in overall mowing operations. Bids were advertised within The Daily Union on January 25 and February 1, 2012, placed on the City website site and direct solicited from prior contractors on Fort Riley and City mowing contracts. A mandatory pre-bid meeting was held on February 8, 2012, in order to discuss the major changes within the bid documents, changes in the specifications, mowing areas, frequency of mowing and to clarify issues on the overall bid documents between the various bidders and the City staff.

A bid opening was held on February 16, 2012. Only one bid was received for the above program, from F & R Services of Junction City in the amount of \$70.00 per Blight Mow. City staff has reviewed this bid and recommends award.

**Budget Impact:** These blight mowing activities will be paid through direct billings toward the various properties which are identified through the City enforcement program.

**Alternatives:** The Commission may approve, deny, or postpone this item.

**Special Considerations:** No other individuals and/ or firms submitted nor objected to the lone bid as submitted.

**Recommendation:** Staff recommends approval of the Award of Bid to F & R Services of Junction City, KS, in an amount not to exceed \$70.00 per Unit Blight Mowing for the 2012 Contractual Mowing Contract – Blights.

**Suggested Motion:**

Commissioner \_\_\_\_\_ moves to approve Award of Bid  
to \_\_\_\_\_.

Commissioner \_\_\_\_\_ seconded the motion.

**Enclosures**



JUNCTION CITY, KANSAS  
2012 MOWING CONTRACT  
BLIGHT MOWING  
BID FORM

TO THE HONORABLE MAYOR AND CITY COMMISSION, CITY OF JUNCTION CITY, KANSAS.

THE UNDERSIGNED BIDDER, having familiarized themselves with the work required by the Contract Documents, the sites where the work is to be performed, local labor conditions and all the laws, regulations, and other factors affecting performance of the work and having satisfied themselves of the expenses and difficulties attending performance of the work,

HEREBY PROPOSES and agrees to furnish all the labor, equipment, supplies, supervision, transportation, and other accessory services necessary for the maintenance of blighted property and right-of-ways by mowing, edging and cleaning of identified property. In accordance with the terms of this contract contained herein for a period beginning April 16, 2012 and ending October 12, 2012 for the following listed areas:

Total Unit Bid	
SEVENTY DOLLARS <del>NO</del>	00
Dollars	Cents
\$70.00 PER BLIGHT	

The Undersigned acknowledges receipt of the following addenda:

No. 1 Dated 24 JAN 2012  
No. \_\_\_\_\_ Dated \_\_\_\_\_

Signed this 13 day of FEBRUARY, 2012.

Frank W. Wadsworth  
Signature

FW  
Company Name FWR SERVICES F&R SERVICES

Address 9205 SPRING VALLEY RD  
JUNCTION CITY KS 66441

Phone Number(s) (785) 761-3182 CELL

The Undersigned acknowledges receipt of the following addenda:

No. 1

Dated 24 JAN 2012

No. \_\_\_\_\_

Dated \_\_\_\_\_

Signed this 13 day of FEBRUARY, 2012.

Frank Wabunoff  
Signature

Company Name F&R SERVICES

Address 920 S. Spring Valley Rd Jc. KS 66441

Phone Number(s) 785-761-3182

**Backup material for agenda item:**

- f. Consideration of Award of Bid for the 2012 Contractual Mowing Contract for the City Parks. Assistant City Manager McCaffery presenting.

# City of Junction City City Commission Agenda Memo

February 21, 2012

**From:** Gregory S. McCaffery, Assistant City Manager  
**To:** Gerry Vernon, City Manager and City Commissioners  
**Subject:** Award of Bid – 2012 Contractual Mowing Contract for Parks

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**Objective:** Award of Bid to lowest and most qualified bid for Contractual Mowing Contract for City Parks.

**Explanation of Issue:** The City has over the last several years contracted out the mowing of City park areas which are administrated through the Parks and Recreation Department. The current contract expired October 14, 2011. This is one of three contractual mowing contracts administrated through the City. Through discussions and feedback from various departments and others involved within the overall contractual mowing operations, staff revisited the prior years bid specifications, and general mowing operations within the City, in order to improve upon the overall end product and services in which the City has been looking to achieve enhance forward in overall mowing operations. Bids were advertised within The Daily Union on January 25 and February 1, 2012, placed on the City website site and direct solicited from prior contractors on Fort Riley and City mowing contracts. A mandatory pre-bid meeting was held on February 8, 2012, in order to discuss the major changes within the bid documents, changes in the specifications, mowing areas, frequency of mowing and to clarify issues on the overall bid documents between the various bidders and the City staff.

Attached is a copy of the bid tabulation for the City Commission review. A bid opening was held on February 16, 2012, with the bids summarized below:

<b>Bidder</b>	<b>Bid Amount</b>
*C & M Lawn Services	\$69,888.00
Mow for Your Money	\$73,710.00
Rothwell Landscaping	\$92,040.00
F & R Services	\$95,290.00
Scenicview Landscaping	\$104,715.00

\*Low Bidder

**Budget Impact:** The mowing of the City park areas has budgeted within the overall Parks and Recreation Department operational 2012 budget.

**Alternatives:** The Commission may approve, deny, or postpone this item.

**Special Considerations:** A representative with Davis Construction, Inc., Junction City, did not attend the mandatory pre-bid conference and therefore their bid was not accepted. The representative was disappointed at our determination not to accept and they may approach the Commission for special consideration. All other bidders attended the mandatory meeting.

**Recommendation:** Staff recommends approval of the Award of Bid to C & M Lawn Services, Clay Center, KS , in an amount not to exceed \$69,888.00.

**Suggested Motion:**

Commissioner \_\_\_\_\_ moves to approve Award of Bid to \_\_\_\_\_.

Commissioner \_\_\_\_\_ seconded the motion.

**Enclosures**

PARK PROPERTIES			C & M Lawn Services	Mow for Your Money	F & R Services	Rothwell Landscaping	Scenicview Landscaping
MAP ITEM & MOWING FREQUENCY		LOCATIONS OF MOWING	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE
			PER MOWING	PER MOWING	PER MOWING	PER MOWING	PER MOWING
1	WK	North Park *	\$ 210.00	\$ 200.00	\$ 300.00	\$ 330.00	\$ 325.00
2	WK	Bramlage Park w/ Frontage Road/Easements *	\$ 140.00	\$ 115.00	\$ 130.00	\$ 190.00	\$ 200.00
3	WK	Hammond Family Park *	\$ 95.00	\$ 50.00	\$ 150.00	\$ 220.00	\$ 175.00
4	WK	Buffalo Soldier Park *	\$ 50.00	\$ 105.00	\$ 125.00	\$ 160.00	\$ 125.00
5	WK	Montgomery Plaza *	\$ 46.00	\$ 50.00	\$ 75.00	\$ 90.00	\$ 100.00
6	WK	FEMA Land *	\$ 420.00	\$ 200.00	\$ 250.00	\$ 290.00	\$ 200.00
7	WK	Heritage Park *	\$ 70.00	\$ 140.00	\$ 200.00	\$ 210.00	\$ 200.00
8	WK	Coronado Park *	\$ 70.00	\$ 85.00	\$ 110.00	\$ 210.00	\$ 150.00
9	WK	South Park *	\$ 255.00	\$ 275.00	\$ 350.00	\$ 370.00	\$ 400.00
10	WK	Homers Pond *	\$ 75.00	\$ 140.00	\$ 150.00	\$ 160.00	\$ 175.00
11	WK	Playground Park *	\$ 186.00	\$ 175.00	\$ 300.00	\$ 240.00	\$ 300.00
12	WK	Seritoma Park w/ Area South of 6 <sup>th</sup> Street and Underpass Area *	\$ 125.00	\$ 105.00	\$ 125.00	\$ 110.00	\$ 150.00
13	WK	Martin Luther King, Jr. Park *	\$ 25.00	\$ 50.00	\$ 50.00	\$ 40.00	\$ 30.00
14	WK	Rathert Stadium Area *	\$ 165.00	\$ 105.00	\$ 120.00	\$ 50.00	\$ 125.00
15	WK	Wetlands Park *	\$ 134.00	\$ 245.00	\$ 150.00	\$ 150.00	\$ 250.00
16	BW	Riverwalk Trail *	\$ 116.00	\$ 120.00	\$ 250.00	\$ 100.00	\$ 175.00
17	WK	The Bluffs Park Area *	\$ 93.00	\$ 160.00	\$ 90.00	\$ 110.00	\$ 150.00
18	WK	Police Department w/ Warehouse Area *	\$ 46.00	\$ 125.00	\$ 90.00	\$ 120.00	\$ 125.00
19	WK	Spin City/Miniature Golf *	\$ 70.00	\$ 60.00	\$ 75.00	\$ 50.00	\$ 100.00
20	WK	Riverwalk Landing *	\$ 95.00	\$ 250.00	\$ 250.00	\$ 175.00	\$ 225.00
21	WK	Bartell Hotel Parking Area *	\$ 25.00	\$ 10.00	\$ 30.00	\$ 20.00	\$ 30.00
22	WK	Filby Park *	\$ 115.00	\$ 75.00	\$ 80.00	\$ 70.00	\$ 125.00
23	WK	I-70 Roundabout *	\$ 25.00	\$ 25.00	\$ 40.00	\$ 20.00	\$ 30.00
24	WK	East Chestnut Roundabout & R/W Areas *	\$ 95.00	\$ 30.00	\$ 300.00	\$ 105.00	\$ 250.00
BASE BID		TOTAL	\$ 2,746.00	\$ 2,895.00	\$ 3,790.00	\$ 3,590.00	\$ 4,115.00
		YEARLY TOTAL	\$ 69,888.00	\$ 73,710.00	\$ 95,290.00	\$ 92,040.00	\$ 104,715.00

**JUNCTION CITY, KANSAS  
2012 MOWING CONTRACT  
City Parks Mowing  
BID FORM**

TO THE HONORABLE MAYOR AND CITY COMMISSION, CITY OF JUNCTION CITY, KANSAS.

THE UNDERSIGNED BIDDER, having familiarized themselves with the work required by the Contract Documents, the sites where the work is to be performed, local labor conditions and all the laws, regulations, and other factors affecting performance of the work and having satisfied themselves of the expenses and difficulties attending performance of the work,

HEREBY PROPOSES and agrees to furnish all the labor, equipment, supplies, supervision, transportation, and other accessory services necessary for the maintenance of City Parks, FEMA land and rights-of-way by mowing, edging and cleaning PUBLIC USE AREAS AND CITY PROPERTY. In accordance with the terms of this contract contained herein for a period beginning April 16, 2012 and ending October 12, 2012 for the following listed areas:

**CITY PARKS AND FEMA LAND**

*C&M Lawn Services*

MAP ITEM & MOWING FREQUENCY		LOCATIONS OF MOWING	UNIT PRICE PER MOWING	REMARKS
1	WK	North Park *	\$ 210.00	
2	WK	Bramlage Park w/ Frontage Road/Easements *	\$ 140.00	
3	WK	Hammond Family Park *	\$ 95.00	
4	WK	Buffalo Soldier Park *	\$ 50.00	
5	WK	Montgomery Plaza *	\$ 46.00	
6	WK	FEMA Land *	\$ 420.00	
7	WK	Heritage Park *	\$ 70.00	
8	WK	Coronado Park *	\$ 70.00	
9	WK	South Park *	\$ 255.00	
10	WK	Homers Pond *	\$ 75.00	
11	WK	Playground Park *	\$ 186.00	
12	WK	Seritoma Park w/ Area South of 6 <sup>th</sup> Street and Underpass Area *	\$ 125.00	
13	WK	Martin Luther King, Jr. Park *	\$ 25.00	
14	WK	Rather Stadium Area *	\$ 165.00	
15	WK	Wetlands Park *	\$ 134.00	
16	BW	Riverwalk Trail *	\$ 116.00	
17	WK	The Bluffs Park Area *	\$ 93.00	
18	WK	Police Department w/ Warehouse Area *	\$ 46.00	
19	WK	Spin City/Miniature Golf *	\$ 70.00	
20	WK	Riverwalk Landing *	\$ 95.00	
21	WK	Bartell Hotel Parking Area *	\$ 25.00	
22	WK	Filby Park *	\$ 115.00	
23	WK	I-70 Roundabout *	\$ 25.00	
24	WK	East Chestnut Roundabout & R/W Areas *	\$ 95.00	

**Total Unit Bid**

<b>\$ 2,746</b>	<b>00</b>
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Dollars

Cents

BW = BI-WEEKLY

MO = MONTHLY

WK = WEEKLY

\* = EDGING REQUIRED

The Undersigned acknowledges receipt of the following addenda:

No. 1 Dated February 9, 2012

No. \_\_\_\_\_ Dated \_\_\_\_\_

Signed this 15<sup>th</sup> day of February, 2012.

Gary Meadows  
Signature Partner

GARY Meadows  
Print

Company Name C.M. Lawn Services

Address 2053 Broughton Rd. Clay Center, KS. 67432

Phone Number(s) (785) 447-0443 (cell) (785) 485-2147 (Home)



JUNCTION CITY, KANSAS  
2012 MOWING CONTRACT  
City Parks Mowing  
BID FORM

TO THE HONORABLE MAYOR AND CITY COMMISSION, CITY OF JUNCTION CITY, KANSAS.

THE UNDERSIGNED BIDDER, having familiarized themselves with the work required by the Contract Documents, the sites where the work is to be performed, local labor conditions and all the laws, regulations, and other factors affecting performance of the work and having satisfied themselves of the expenses and difficulties attending performance of the work,

HEREBY PROPOSES and agrees to furnish all the labor, equipment, supplies, supervision, transportation, and other accessory services necessary for the maintenance of City Parks, FEMA land and rights-of-way by mowing, edging and cleaning PUBLIC USE AREAS AND CITY PROPERTY. In accordance with the terms of this contract contained herein for a period beginning April 16, 2012 and ending October 12, 2012 for the following listed areas:

**CITY PARKS AND FEMA LAND**

MAP ITEM & MOWING FREQUENCY		LOCATIONS OF MOWING	UNIT PRICE PER MOWING	REMARKS
1	WK	North Park *	<del>200.00</del> 200.00	
2	WK	Bramlage Park w/ Frontage Road/Easements *	115.00	
3	WK	Hammond Family Park *	50.00	
4	WK	Buffalo Soldier Park *	105.00	
5	WK	Montgomery Plaza *	50.00	
6	WK	FEMA Land *	<del>200.00</del> 200.00	
7	WK	Heritage Park *	140.00	
8	WK	Coronado Park *	85.00	
9	WK	South Park *	<del>275.00</del> 275.00	
10	WK	Homers Pond *	140.00	
11	WK	Playground Park *	175.00	
12	WK	Seritoma Park w/ Area South of 6 <sup>th</sup> Street and Underpass Area *	105.00	
13	WK	Martin Luther King, Jr. Park *	50.00	
14	WK	Rathert Stadium Area *	105.00	
15	WK	Wetlands Park *	245.00	
16	BW	Riverwalk Trail *	120.00	
17	WK	The Bluffs Park Area *	140.00	
18	WK	Police Department w/ Warehouse Area *	125.00	
19	WK	Spin City/Miniature Golf *	60.00	
20	WK	Riverwalk Landing *	250.00	
21	WK	Bartell Hotel Parking Area *	10.00	
22	WK	Filby Park *	75.00	
23	WK	I-70 Roundabout *	25.00	
24	WK	East Chestnut Roundabout & R/W Areas *	30.00	

Total Unit Bid

2895.	00
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Dollars

Cents

BW = BI-WEEKLY

MO = MONTHLY

WK = WEEKLY

\* = EDGING REQUIRED

The Undersigned acknowledges receipt of the following addenda:

No. \_\_\_\_\_ Dated \_\_\_\_\_

No. \_\_\_\_\_ Dated \_\_\_\_\_

Signed this 16 day of February, 2012.

Gerald Baker  
Signature

GERALD BAKER  
Print

Company Name More For Your Money

Address 1319 Meadowbrook Ln J.C. KS 66441

Phone Number(s) 785-375-9808

**JUNCTION CITY, KANSAS  
2012 MOWING CONTRACT  
City Parks Mowing  
BID FORM**

TO THE HONORABLE MAYOR AND CITY COMMISSION, CITY OF JUNCTION CITY, KANSAS.

THE UNDERSIGNED BIDDER, having familiarized themselves with the work required by the Contract Documents, the sites where the work is to be performed, local labor conditions and all the laws, regulations, and other factors affecting performance of the work and having satisfied themselves of the expenses and difficulties attending performance of the work,

HEREBY PROPOSES and agrees to furnish all the labor, equipment, supplies, supervision, transportation, and other accessory services necessary for the maintenance of City Parks, FEMA land and rights-of-way by mowing, edging and cleaning PUBLIC USE AREAS AND CITY PROPERTY. In accordance with the terms of this contract contained herein for a period beginning April 16, 2012 and ending October 12, 2012 for the following listed areas:

**CITY PARKS AND FEMA LAND**

MAP ITEM & MOWING FREQUENCY	LOCATIONS OF MOWING	UNIT PRICE PER MOWING	REMARKS
1 WK	North Park *	300.00	
2 WK	Bramlage Park w/ Frontage Road/Easements *	130.00	
3 WK	Hammond Family Park *	150.00	
4 WK	Buffalo Soldier Park *	125.00	
5 WK	Montgomery Plaza *	75.00	
6 WK	FEMA Land *	250.00	
7 WK	Heritage Park *	200.00	
8 WK	Coronado Park *	110.00	
9 WK	South Park *	350.00	
10 WK	Homers Pond *	150.00	
11 WK	Playground Park *	300.00	
12 WK	Seritoma Park w/ Area South of 6 <sup>th</sup> Street and Underpass Area *	125.00	
13 WK	Martin Luther King, Jr. Park *	50.00	
14 WK	Rathert Stadium Area *	120.00	
15 WK	Wetlands Park *	150.00	
16 BW	Riverwalk Trail *	250.00	
17 WK	The Bluffs Park Area *	90.00	
18 WK	Police Department w/ Warehouse Area *	90.00	
19 WK	Spin City/Miniature Golf *	75.00	
20 WK	Riverwalk Landing *	250.00	
21 WK	Bartell Hotel Parking Area *	30.00	
22 WK	Filby Park *	20.00	
23 WK	I-70 Roundabout *	40.00	
24 WK	East Chestnut Roundabout & R/W Areas *	300.00	

Total Unit Bid

<p>Three thousand seven hundred and ninety #3790.00</p>	<p>Cents</p>
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BW = BI-WEEKLY

MO = MONTHLY

WK = WEEKLY

\* = EDGING REQUIRED

The Undersigned acknowledges receipt of the following addenda:

No. 1 Dated 4 Feb 2012 city Parks  
No. \_\_\_\_\_ Dated \_\_\_\_\_

Signed this 13 day of FEBRUARY, 2012.

Frank W. Leisewitz FRANK LEISEWITZ  
Signature Print

Company Name F&R SERVICES

Address 905 Spring Valley Rd. Jd - KS, 66441

Phone Number(s) 785-761-3182 cell

**JUNCTION CITY, KANSAS  
2012 MOWING CONTRACT  
City Parks Mowing  
BID FORM**

TO THE HONORABLE MAYOR AND CITY COMMISSION, CITY OF JUNCTION CITY, KANSAS.

THE UNDERSIGNED BIDDER, having familiarized themselves with the work required by the Contract Documents, the sites where the work is to be performed, local labor conditions and all the laws, regulations, and other factors affecting performance of the work and having satisfied themselves of the expenses and difficulties attending performance of the work,

HEREBY PROPOSES and agrees to furnish all the labor, equipment, supplies, supervision, transportation, and other accessory services necessary for the maintenance of City Parks, FEMA land and rights-of-way by mowing, edging and cleaning PUBLIC USE AREAS AND CITY PROPERTY. In accordance with the terms of this contract contained herein for a period beginning April 16, 2012 and ending October 12, 2012 for the following listed areas:

**CITY PARKS AND FEMA LAND**

MAP ITEM & MOWING FREQUENCY		LOCATIONS OF MOWING	UNIT PRICE PER MOWING	REMARKS
1	WK	North Park *	\$330 <sup>00</sup>	
2	WK	Bramlage Park w/ Frontage Road/Easements *	\$190 <sup>00</sup>	
3	WK	Hammond Family Park *	\$220 <sup>00</sup>	
4	WK	Buffalo Soldier Park *	\$160 <sup>00</sup>	
5	WK	Montgomery Plaza *	\$90 <sup>00</sup>	
6	WK	FEMA Land *	\$290 <sup>00</sup>	
7	WK	Heritage Park *	\$210 <sup>00</sup>	
8	WK	Coronado Park *	\$210 <sup>00</sup>	
9	WK	South Park *	\$370 <sup>00</sup>	
10	WK	Homers Pond *	\$160 <sup>00</sup>	
11	WK	Playground Park *	\$240 <sup>00</sup>	
12	WK	Seritoma Park w/ Area South of 6 <sup>th</sup> Street and Underpass Area *	\$110 <sup>00</sup>	
13	WK	Martin Luther King, Jr. Park *	\$40 <sup>00</sup>	
14	WK	Rathert Stadium Area *	\$50 <sup>00</sup>	
15	WK	Wetlands Park *	\$150 <sup>00</sup>	
16	BW	Riverwalk Trail *	\$100 <sup>00</sup>	
17	WK	The Bluffs Park Area *	\$110 <sup>00</sup>	
18	WK	Police Department w/ Warehouse Area *	\$120 <sup>00</sup>	
19	WK	Spin City/Miniature Golf *	\$50 <sup>00</sup>	
20	WK	Riverwalk Landing *	\$175 <sup>00</sup>	
21	WK	Bartell Hotel Parking Area *	\$20 <sup>00</sup>	
22	WK	Filby Park *	\$70 <sup>00</sup>	
23	WK	I-70 Roundabout *	\$20 <sup>00</sup>	
24	WK	East Chestnut Roundabout & R/W Areas *	\$105 <sup>00</sup>	

**Total Unit Bid**

3590	00
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Dollars

Cents

BW = BI-WEEKLY

MO = MONTHLY

WK = WEEKLY

\* = EDGING REQUIRED

The Undersigned acknowledges receipt of the following addenda:


No. 1

Dated 2/9/12

No. \_\_\_\_\_

Dated \_\_\_\_\_

Signed this 15<sup>th</sup> day of February, 2012.

  
Signature Brett Slutt

Company Name Rothwell Landscape, Inc.

Address 203 Ash St.

Phone Number(s) 785-238-2647 ext 105

JUNCTION CITY, KANSAS  
2012 MOWING CONTRACT  
City Parks Mowing  
BID FORM

*SCENICVIEW  
LANDSCAPING*

TO THE HONORABLE MAYOR AND CITY COMMISSION, CITY OF JUNCTION CITY, KANSAS.

THE UNDERSIGNED BIDDER, having familiarized themselves with the work required by the Contract Documents, the sites where the work is to be performed, local labor conditions and all the laws, regulations, and other factors affecting performance of the work and having satisfied themselves of the expenses and difficulties attending performance of the work,

HEREBY PROPOSES and agrees to furnish all the labor, equipment, supplies, supervision, transportation, and other accessory services necessary for the maintenance of City Parks, FEMA land and rights-of-way by mowing, edging and cleaning PUBLIC USE AREAS AND CITY PROPERTY. In accordance with the terms of this contract contained herein for a period beginning April 16, 2012 and ending October 12, 2012 for the following listed areas:

**CITY PARKS AND FEMA LAND**

MAP ITEM & MOWING FREQUENCY		LOCATIONS OF MOWING	UNIT PRICE PER MOWING	REMARKS
1	WK	North Park *	325.00	
2	WK	Bramlage Park w/ Frontage Road/Easements *	200.00	
3	WK	Hammond Family Park *	175.00	
4	WK	Buffalo Soldier Park *	125.00	
5	WK	Montgomery Plaza *	100.00	
6	WK	FEMA Land *	200.00	
7	WK	Heritage Park *	200.00	
8	WK	Coronado Park *	150.00	
9	WK	South Park *	400.00	
10	WK	Homers Pond *	175.00	
11	WK	Playground Park *	300.00	
12	WK	Seritoma Park w/ Area South of 6th Street and Underpass Area *	150.00	
13	WK	Martin Luther King, Jr. Park *	30.00	
14	WK	Rathert Stadium Area *	125.00	
15	WK	Wetlands Park *	250.00	
16	BW	Riverwalk Trail *	175.00	
17	WK	The Bluffs Park Area *	150.00	
18	WK	Police Department w/ Warehouse Area *	125.00	
19	WK	Spin City/Miniature Golf *	100.00	
20	WK	Riverwalk Landing *	225.00	
21	WK	Bartell Hotel Parking Area *	30.00	
22	WK	Filby Park *	125.00	
23	WK	I-70 Roundabout *	30.00	
24	WK	East Chestnut Roundabout & R/W Areas *	250.00	

TOTAL= 4,115.00

Total Unit Bid

FOUR THOUSAND ONE HUNDRED AND FIFTEEN DOLLARS	ZERO CENTS
Dollars	Cents

BW = BI-WEEKLY

MO = MONTHLY

WK = WEEKLY

\* = EDGING REQUIRED

The Undersigned acknowledges receipt of the following addenda:

No. 1 Dated 2-9-12

No. \_\_\_\_\_ Dated \_\_\_\_\_

Signed this 14 day of FEBRUARY, 2012.

Douglas R. Shandy DOUGLAS R. SHANDY  
Signature Print

Company Name SCENICVIEW LANDSCAPING INC.

Address P.O. 268 MILFORD, KS. 66514

Phone Number(s) 785-223-1589



**Backup material for agenda item:**

- g. Consideration and Award of Bid for the 2012 Contractual Mowing of Various City Public Properties. Assistant City Manager McCaffery presenting.

# City of Junction City

## City Commission

### Agenda Memo

February 21, 2012

**From:** Gregory S. McCaffery, Assistant City Manager  
**To:** Gerry Vernon, City Manager and City Commissioners  
**Subject:** Award of Bid – 2012 Contractual Mowing Contract for Public Properties

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**Objective:** Award of Bid to lowest and most qualified bid for Contractual Mowing Contract for City Public Properties.

**Explanation of Issue:** The City has over the last several years contracted out the mowing of various public properties and rights-of-way which are administrated through the Engineering Department. The current contract expired October 14, 2011. This is one of three contractual mowing contracts administrated through the City. Through discussions and feedback from various departments and others involved within the overall contractual mowing operations, staff revisited the prior years bid specifications, and general mowing operations within the City, in order to improve upon the overall end product and services in which the City has been looking to achieve enhance forward in overall mowing operations. Bids were advertised within The Daily Union on January 25 and February 1, 2012, placed on the City website site and direct solicited from prior contractors on Fort Riley and City mowing contracts. A mandatory pre-bid meeting was held on February 8, 2012, in order to discuss the major changes within the bid documents, changes in the specifications, mowing areas, frequency of mowing and to clarify issues on the overall bid documents between the various bidders and the City staff.

Attached is a copy of the bid tabulation for the City Commission review. A bid opening was held on February 16, 2012, with the bids summarized below:

<b>Bidder</b>	<b>Bid Amount</b>
F & R Services	\$187,090.00
C & M Lawn Services	\$190,466.00

\*Low Bidder

**Budget Impact:** The mowing of the City public property areas has budgeted within the overall Streets Fund 2012 budget.

**Special Considerations:** No other individuals and/ or firms objected to the bid as submitted.

**Alternatives:** The Commission may approve, deny, or postpone this item.

**Recommendation:** Staff recommends approval of the Award of Bid to F & R Services, Junction City, KS, in an amount not to exceed \$187,090.00.

**Suggested Motion:**

Commissioner \_\_\_\_\_ moves to approve Award of Bid  
to \_\_\_\_\_.

Commissioner \_\_\_\_\_ seconded the motion.

**Enclosures**

SOUTH AREA OF CITY			F & R Services	C & M Lawn Services
MAP ITEM & MOWING FREQUENCY		LOCATIONS OF MOWING	UNIT PRICE PER MOWING	UNIT PRICE PER MOWING
1	BW	14th Street - Opposite Rathert Field *	\$ 15.00	\$ 25.00
2	BW	1701 N. Adams – Drain	\$ 10.00	\$ 25.00
3	BW	Bel air & Fogarty (DEAD END)	\$ 10.00	\$ 25.00
4	BW	8th Street at Garfield Ditch	\$ 300.00	\$ 280.00
5	BW	Airport / Jackson St. Right of Way / Alley 14 <sup>th</sup> St. *	\$ 15.00	\$ 25.00
6	BW	Annex Parking Lot behind DMV	\$ 15.00	\$ 25.00
7	BW	Commonwealth Drive Right-of-Way *	\$ 15.00	\$ 25.00
8	BW	Grant Avenue Island and Frontage Roads -	\$ 500.00	\$ 400.00
9	BW	Monroe Street Drains	\$ 50.00	\$ 75.00
10	BW	Water Plant (Except around building) (25' Swatch Perimeter of Field)	\$ 50.00	\$ 70.00
11	BW	Westwood Boulevard – Islands *	\$ 100.00	\$ 100.00
12	BW	Bridge Guardrail Fences on Eisenhower & 14 <sup>th</sup> St.	\$ 15.00	\$ 25.00
13	BW	00000 E. 11 <sup>th</sup> /210 E. 11th	\$ 30.00	\$ 30.00
14	BW	514 W. 14 <sup>th</sup> Street	\$ 15.00	\$ 25.00
15	BW	516 W. 14 <sup>th</sup> Street	\$ 50.00	\$ 100.00
16	BW	438 W. 11 <sup>th</sup> Street	\$ 50.00	\$ 50.00
17	BW	109 Snell	\$ 40.00	\$ 50.00
18	BW	836 W. 12 <sup>th</sup> Street	\$ 70.00	\$ 60.00
19	BW	East 10 <sup>th</sup> Street Property	\$ 75.00	\$ 155.00
20	BW	14 <sup>th</sup> Street Trailer Court Area (25' Swatch Perimeter)	\$ 80.00	\$ 70.00
21	BW	Elmdale Road Right-of-Way	\$ 300.00	\$ 275.00
22	BW	Chestnut & I-70 Ramps	\$ 600.00	\$ 580.00
23	BW	Pump Stations @ Adams Street	\$ 50.00	\$ 30.00
24	BW	Highway 57	\$ 30.00	\$ 30.00
25	BW	Area in front of Cracker Barrel	\$ 230.00	\$ 220.00
26	BW	Rucker Road	\$ 30.00	\$ 25.00
27	BW	12 Acres of new grass @ Airport (25' Swatch Perimeter)	\$ 30.00	\$ 25.00
28	BW	6 <sup>th</sup> Street Underpass	\$ 100.00	\$ 280.00
29	BW	Sandusky Right-of-Way	\$ 75.00	\$ 85.00
30	BW	The Bluffs Area	\$ 100.00	\$ 95.00
31	BW	Tom Neal Industrial Park Area (25' Swatch Perimeter)	\$ 250.00	\$ 190.00
32	BW	Southwind to KJCK on East Side to Tower (25' Swatch Perimeter)	\$ 150.00	\$ 190.00
33	BW	Chadwick Court Property	\$ 15.00	\$ 25.00
34	BW	Holly Lane Island	\$	\$ 25.00
BASE BID		TOTAL BID PART I	\$ 3,4	3,715.00
		YEARLY TOTAL	\$ 90,480.00	\$ 96,590.00

City of Junction City  
2012 Contractual Mowing  
Public Properties  
Bid Tabulation

Date: February 16, 2012

**NORTH AREA OF CITY**

			F & R Services	C & M Lawn Services
MAP ITEM & MOWING FREQUENCY	LOCATIONS OF MOWING		UNIT PRICE PER MOWING	UNIT PRICE PER MOWING
1	BW	14th Street - Opposite Rathert Field *	\$ 25.00	\$ 25.00
2	BW	1701 N. Adams – Drain	\$ 25.00	\$ 25.00
3	MO	Bel air & Fogarty (DEAD END)	\$ 15.00	\$ 25.00
4	BW	8th Street at Garfield Ditch	\$ 10.00	\$ 25.00
5	BW	Airport / Jackson St. Right of Way / Alley 14 <sup>th</sup> St. *	\$ 950.00	\$ 1,012.00
6	BW	Annex Parking Lot behind DMV	\$ 15.00	\$ 25.00
7	BW	Commonwealth Drive Right-of-Way *	\$ 25.00	\$ 25.00
8	WK	Grant Avenue Island *	\$ 150.00	\$ 210.00
9	BW	Grant Avenue Frontage Roads	\$ 40.00	\$ 90.00
10	BW	Monroe Street Drains	\$ 15.00	\$ 25.00
11	BW	Water Plant (Except around building)	\$ 400.00	\$ 340.00
12	BW	Field South of Water Plant (25' Swatch Around Perimeter of Field) (Full Mow 2 Times per Year)	\$ 50.00	\$ 117.00
13	WK	Westwood Boulevard – Islands *	\$ 150.00	\$ 160.00
14	BW	Bridge Guardrail Fences on Eisenhower & 14 <sup>th</sup> St.	\$ 10.00	\$ 25.00
15	BW	00000 E. 11 <sup>th</sup> /210 E. 11th	\$ 30.00	\$ 25.00
16	BW	514 W. 14 <sup>th</sup> Street	\$ 30.00	\$ 25.00
17	BW	516 W. 14 <sup>th</sup> Street	\$ 30.00	\$ 25.00
18	BW	436 W. 11 <sup>th</sup> Street	\$ 30.00	\$ 25.00
19	BW	109 Snell	\$ 30.00	\$ 25.00
20	BW	East 10 <sup>th</sup> Street Property	\$ 100.00	\$ 110.00
21	BW	14 <sup>th</sup> Street Trailer Court Area (25' Swatch Perimeter)	\$ 75.00	\$ 80.00
22	BW	Elmdale Road Right-of-Way	\$ 75.00	\$ 80.00
23	BW	Chestnut & I-70 Ramps	\$ 630.00	\$ 580.00
24	BW	Pump Stations @ Adams Street	\$ 75.00	\$ 75.00
25	BW	Highway 57 R/W & Islands	\$ 1,000.00	\$ 990.00
26	BW	Area in front of Cracker Barrel	\$ 70.00	\$ 110.00
27	BW	Rucker Road	\$ 500.00	\$ 520.00
28	MO	Lawndale Water Tower Area	\$ 40.00	\$ 60.00
29	BW	Moss Circle Island	\$ 10.00	\$ 25.00
30	BW	Grant Avenue River Park Area	\$ 150.00	\$ 75.00
31	BW	Spring Valley Road R/W-K-18 to Rucker Road	\$ 500.00	\$ 580.00
32	BW	Entrance to Sutter Woods @ Fox Sparrow	\$ 60.00	\$ 75.00
<b>BASE BID</b>			<b>\$ - 149 - 15.00</b>	<b>\$ 5,614.00</b>
<b>TOTAL BID PART II</b>				
<b>YEARLY TOTAL</b>			<b>\$ 72,610.00</b>	<b>\$ 77,197.00</b>

VACATE STREETS		F & R Services	*C & M Lawn Services
	LOCATIONS OF MOWING	UNIT PRICE PER MOWING	UNIT PRICE PER MOWING
1	Intersections of ALL Vacant Streets 25' Width on ALL 4 Corners	\$ 300.00	\$ 250.00
2	Vacant Streets in Olivia Farms Addition 8' Strip along Both Sides of Street	\$ 200.00	\$ 340.00
3	Vacant Streets in Sutter Highlands Addition 8' Strip along Both Sides of Street	\$ 200.00	\$ 510.00
4	Vacant Streets in Sutter Woods Addition 8' Strip along Both Sides of Street	\$ 450.00	\$ 510.00
5	Vacant Streets in Deer Creek Addition #1 8' Strip along Both Sides of Street	\$ 80.00	\$ 170.00
6	Vacant Streets in Deer Creek Addition #2 8' Strip along Both Sides of Street	\$ 220.00	\$ 170.00
7	Vacant Streets in Deer Creek Addition #3 8' Strip along Both Sides of Street	\$ 200.00	\$ 170.00
8	Vacant Street in Block 5 Hickory Hills Addition 8' Strip along Both Sides of Street	\$ 100.00	\$ 70.00
9	Vacant Streets in Prairie Ridge Addition #2 8' Strip along Both Sides of Street	\$ 250.00	\$ 260.00
BASE BID	TOTAL BID PART III	\$ 2,000.00	\$ 2,450.00
	YEARLY TOTAL	\$ 4,000.00	\$ 4,900.00

TOTAL BID PARTS I, II & III	\$ 10,795.00	\$ 11,779.00
YEARLY TOTAL PARTS I, II & III	\$ 187,090.00	\$ 190,466.00

\* Bid document was not signed

**JUNCTION CITY, KANSAS  
2012 MOWING CONTRACT  
PUBLIC PROPERTY  
BID FORM**

TO THE HONORABLE MAYOR AND CITY COMMISSION, CITY OF JUNCTION CITY, KANSAS.

THE UNDERSIGNED BIDDER, having familiarized themselves with the work required by the Contract Documents, the sites where the work is to be performed, local labor conditions and all the laws, regulations, and other factors affecting performance of the work and having satisfied themselves of the expenses and difficulties attending performance of the work,

HEREBY PROPOSES and agrees to furnish all the labor, equipment, supplies, supervision, transportation, and other accessory services necessary for the maintenance of traffic islands, medians, and right-of-ways by mowing, edging and cleaning PUBLIC USE AREAS AND SOUTH AREA OF CITY PROPERTY (Part I) and PUBLIC USE AREAS AND NORTH AREA OF CITY PROPERTY (Part II), in accordance with the terms of this contract contained herein for a period beginning April 16, 2012 and ending October 12, 2012 for the following listed areas:

**PART I – SOUTH AREA OF CITY**

MAP ITEM & MOWING FREQUENCY	LOCATIONS OF MOWING	UNIT PRICE PER MOWING	REMARKS
1 BW	600 Block E. 7 <sup>th</sup> Street Right-of-Way	15.00	
2 BW	603 Skyline Drive *	10.00	
3 BW	714 Skyline Drive *	10.00	
4 BW	Golden Belt Blvd. Right of Way	300.00	
5 BW	Ash Street (600 Block by Highland Cemetery) *	15.00	
6 BW	Ditch between 100 Block E. Vine & E. Elm Street	15.00	
7 BW	East 6th Street Parking Lot	15.00	
8 BW	East 6th Street Right-of-Way *	500.00	
9 BW	East Chestnut St. R/W @ UPRR Tracks	50.00	
10 BW	Fire Station #2 – Lacy Drive (25' Swatch Perimeter of Field on West Side) (Complete Mow 2 times Year)	50.00	50.00 PER LOT 2 TIMES PER YEAR
11 BW	Lacy Drive	100.00	
12 BW	Meadow Lane Right-of Way	15.00	
13 BW	St Mary's Road Right-of-Way (Church West to Hwy 77) (25' Swatch Perimeter)	30.00	
14 BW	Vacant Lot Drainage Ditch –Riley Manor	15.00	
15 BW	Industrial Park Right-of-way	50.00	
16 BW	Water Tower - Spruce Street	50.00	
17 BW	Water Tower - West Ash Street	40.00	
18 BW	E. Ash Street Near Railroad Tracks (Only behind Elks)	70.00	
19 BW	Spring Valley Road Right-of-Way (Only on F.D. #2 Side)	75.00	
20 BW	Spring Valley Addition Islands	80.00	
21 BW	Strauss Blvd. Islands & R/W	300.00	
22 BW	I-70 Right-of-Way	600.00	
23 BW	East Ash Street Lift Station	50.00	
24 BW	South Jackson Street Drainage Areas	30.00	
25 BW	Ash Street from Chestnut South	230.00	
26 BW	136 E. 3 <sup>rd</sup> Street	30.00	
27 BW	225 E. 3 <sup>rd</sup> Street	30.00	
28 BW	6 <sup>th</sup> Street Underpass	100.00	

BW = BI-WEEKLY

MO = MONTHLY

WK = WEEKLY

\* = EDGING REQUIRED

# PART I – SOUTH AREA OF CITY (Continued)

29	BW	Sandusky Right-of-Way	75.00	
30	BW	The Bluffs Area	100.00	
31	BW	Tom Neal Industrial Park Area (25' Swatch Perimeter)	250.00	
32	BW	Southwind to KJCK on East Side to Tower (25' Swatch Perimeter)	150.00	
33	BW	Chadwick Court Property	15.00	
34	BW	Holly Lane Island	15.00	

## Total Unit Bid Part I

Three Thousand Four hundred and Eighty	
\$3,480.00	
Dollars	Cents

BW = BI-WEEKLY MO = MONTHLY WK = WEEKLY \* = EDGING REQUIRED

## PART II – NORTH AREA OF CITY

MAP ITEM & MOWING FREQUENCY	LOCATIONS OF MOWING	UNIT PRICE PER MOWING	REMARKS
1 BW	14th Street - Opposite Rathert Field *	25.00	
2 BW	1701 N. Adams – Drain	25.00	
3 MO	Bel air & Fogarty (DEAD END)	15.00	
4 BW	8th Street at Garfield Ditch	10.00	
5 BW	Airport / Jackson St. Right of Way / Alley 14th St. *	950.00	
6 BW	Annex Parking Lot behind DMV	15.00	
7 BW	Commonwealth Drive Right-of-Way *	25.00	
8 WK	Grant Avenue Island *	150.00	
9 BW	Grant Avenue Frontage Roads	40.00	
10 BW	Monroe Street Drains	15.00	
11 BW	Water Plant (Except around building)	400.00	
12 BW	Field South of Water Plant (25' Swatch Around Perimeter of Field) (Full Mow 2 Times per Year)	50.00	50.00 Per Cut 2 Times Per Year
13 WK	Westwood Boulevard – Islands *	150.00	
14 BW	Bridge Guardrail Fences on Eisenhower & 14th St.	10.00	
15 BW	00000 E. 11th/210 E. 11th	30.00	
16 BW	514 W. 14th Street	30.00	
17 BW	516 W. 14th Street	30.00	
18 BW	436 W. 11th Street	30.00	
19 BW	109 Snell	30.00	
20 BW	East 10th Street Property	100.00	
21 BW	14th Street Trailer Court Area (25' Swatch Perimeter)	75.00	
22 BW	Elmdale Road Right-of-Way	75.00	
23 BW	Chestnut & I-70 Ramps	630.00	
24 BW	Pump Stations @ Adams Street	75.00	
25 BW	Highway 57 R/W & Islands	1000.00	
26 BW	Area in front of Cracker Barrel	70.00	

BW = BI-WEEKLY MO = MONTHLY WK = WEEKLY \* = EDGING REQUIRED



**PART II – NORTH AREA OF CITY (Continued)**

27	BW	Rucker Road	500.00	
28	MO	Lawndale Water Tower Area	40.00	
29	BW	Moss Circle Island	10.00	
30	BW	Grant Avenue River Park Area	150.00	
31	BW	Spring Valley Road R/W-K-18 to Rucker Road	500.00	
32	BW	Entrance to Sutter Woods @ Fox Sparrow	60.00	

BW = BI-WEEKLY

MO = MONTHLY

WK = WEEKLY

\* = EDGING REQUIRED

**Total Unit Bid Part II**

Five thousand Three hundred and Fifteen \$5,315.00	Dollars	Cents
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**Part III VACANT STREETS (Option)**

MAP ITEM & MOWING FREQUENCY	LOCATIONS OF MOWING	UNIT PRICE PER MOWING	REMARKS
See Remarks	Intersections of ALL Vacant Streets 25' Width on ALL 4 Corners	300.00	Mowing will be done maximum 2 times per year
See Remarks	Vacant Streets in Olivia Farms Addition 8' Strip along Both Sides of Street	200.00	Mowing will be done maximum 2 times per year
See Remarks	Vacant Streets in Sutter Highlands Addition 8' Strip along Both Sides of Street	200.00	Mowing will be done maximum 2 times per year
See Remarks	Vacant Streets in Sutter Woods Addition 8' Strip along Both Sides of Street	450.00	Mowing will be done maximum 2 times per year
See Remarks	Vacant Streets in Deer Creek Addition #1 8' Strip along Both Sides of Street	80.00	Mowing will be done maximum 2 times per year
See Remarks	Vacant Streets in Deer Creek Addition #2 8' Strip along Both Sides of Street	220.00	Mowing will be done maximum 2 times per year
See Remarks	Vacant Streets in Deer Creek Addition #3 8' Strip along Both Sides of Street	200.00	Mowing will be done maximum 2 times per year
See Remarks	Vacant Street in Block 5 Hickory Hills Addition 8' Strip along Both Sides of Street	100.00	Mowing will be done maximum 2 times per year
See Remarks	Vacant Streets in Prairie Ridge Addition #2 8' Strip along Both Sides of Street	250.00	Mowing will be done maximum 2 times per year

**Total Unit Bid Part III (Option)**

Two Thousand \$2000.00	Dollars	Cents
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**Total Unit Bid Part I & II & III (Option)**

Ten thousand Seven hundred and ninety Five \$10,795.00	Dollars	Cents
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The Undersigned acknowledges receipt of the following addenda:

No. 1 Dated 9 Feb 2012 Public Property  
No. \_\_\_\_\_ Dated \_\_\_\_\_

Signed this 13 day of February, 2012.

Frank W. Wadsworth FRANK WADSWORTH  
Signature Print

Company Name F & R SEAVILLE

Address 9203 Spring Valley Rd IC KS 66441

Phone Number(s) 785-761-3182 CELL

**JUNCTION CITY, KANSAS  
2012 MOWING CONTRACT  
PUBLIC PROPERTY  
BID FORM**

TO THE HONORABLE MAYOR AND CITY COMMISSION, CITY OF JUNCTION CITY, KANSAS.

THE UNDERSIGNED BIDDER, having familiarized themselves with the work required by the Contract Documents, the sites where the work is to be performed, local labor conditions and all the laws, regulations, and other factors affecting performance of the work and having satisfied themselves of the expenses and difficulties attending performance of the work,

HEREBY PROPOSES and agrees to furnish all the labor, equipment, supplies, supervision, transportation, and other accessory services necessary for the maintenance of traffic islands, medians, and right-of-ways by mowing, edging and cleaning PUBLIC USE AREAS AND SOUTH AREA OF CITY PROPERTY (Part I) and PUBLIC USE AREAS AND NORTH AREA OF CITY PROPERTY (Part II), in accordance with the terms of this contract contained herein for a period beginning April 16, 2012 and ending October 12, 2012 for the following listed areas:

*C & M Lawn Services*

**PART I – SOUTH AREA OF CITY**

MAP ITEM & MOWING FREQUENCY		LOCATIONS OF MOWING	UNIT PRICE PER MOWING	REMARKS
1	BW	600 Block E. 7 <sup>th</sup> Street Right-of-Way	\$ 25.00	
2	BW	603 Skyline Drive *	\$ 25.00	
3	BW	714 Skyline Drive *	\$ 25.00	
4	BW	Golden Belt Blvd. Right of Way	\$ 280.00	
5	BW	Ash Street (600 Block by Highland Cemetery) *	\$ 25.00	
6	BW	Ditch between 100 Block E. Vine & E. Elm Street	\$ 25.00	
7	BW	East 6th Street Parking Lot	\$ 25.00	
8	BW	East 6th Street Right-of-Way *	\$ 400.00	
9	BW	East Chestnut St. R/W @ UPRR Tracks	\$ 75.00	
10	BW	Fire Station #2 – Lacy Drive (25' Swatch Perimeter of Field on West Side) (Complete Mow 2 times Year)	\$ 70.00	
11	BW	Lacy Drive	\$ 100.00	
12	BW	Meadow Lane Right-of Way	\$ 25.00	
13	BW	St Mary's Road Right-of-Way (Church West to Hwy 77) (25' Swatch Perimeter)	\$ 30.00	
14	BW	Vacant Lot Drainage Ditch –Riley Manor	\$ 25.00	
15	BW	Industrial Park Right-of-way	\$ 100.00	
16	BW	Water Tower - Spruce Street	\$ 50.00	
17	BW	Water Tower - West Ash Street	\$ 50.00	
18	BW	E. Ash Street Near Railroad Tracks (Only behind Elks)	\$ 60.00	
19	BW	Spring Valley Road Right-of-Way (Only on F.D. #2 Side)	\$ 155.00	
20	BW	Spring Valley Addition Islands	\$ 70.00	
21	BW	Strauss Blvd. Islands & R/W	\$ 275.00	
22	BW	I-70 Right-of-Way	\$ 580.00	
23	BW	East Ash Street Lift Station	\$ 30.00	
24	BW	South Jackson Street Drainage Areas	\$ 30.00	
25	BW	Ash Street from Chestnut South	\$ 220.00	
26	BW	136 E. 3 <sup>rd</sup> Street	\$ 25.00	
27	BW	225 E. 3 <sup>rd</sup> Street	\$ 25.00	
28	BW	6 <sup>th</sup> Street Underpass	\$ 280.00	

BW = BI-WEEKLY

MO = MONTHLY

WK = WEEKLY

\* = EDGING REQUIRED

## PART I – SOUTH AREA OF CITY (Continued)

29	BW	Sandusky Right-of-Way	\$ 85.00	
30	BW	The Bluffs Area	\$ 95.00	
31	BW	Tom Neal Industrial Park Area (25' Swatch Perimeter)	\$ 190.00	
32	BW	Southwind to KJCK on East Side to Tower (25' Swatch Perimeter)	\$ 190.00	
33	BW	Chadwick Court Property	\$ 25.00	
34	BW	Holly Lane Island	\$ 25.00	

## Total Unit Bid Part I

		\$3,715	00
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Dollars

Cents

BW = BI-WEEKLY

MO = MONTHLY

WK = WEEKLY

\* = EDGING REQUIRED

## PART II – NORTH AREA OF CITY

MAP ITEM & MOWING FREQUENCY		LOCATIONS OF MOWING	UNIT PRICE PER MOWING	REMARKS
1	BW	14th Street - Opposite Rathert Field *	\$ 25.00	
2	BW	1701 N. Adams – Drain	\$ 25.00	
3	MO	Bel air & Fogarty (DEAD END)	\$ 25.00	
4	BW	8th Street at Garfield Ditch	\$ 25.00	
5	BW	Airport / Jackson St. Right of Way / Alley 14th St. *	\$ 1,012.00	
6	BW	Annex Parking Lot behind DMV	\$ 25.00	
7	BW	Commonwealth Drive Right-of-Way *	\$ 25.00	
8	WK	Grant Avenue Island *	\$ 210.00	
9	BW	Grant Avenue Frontage Roads	\$ 90.00	
10	BW	Monroe Street Drains	\$ 25.00	
11	BW	Water Plant (Except around building)	\$ 340.00	
12	BW	Field South of Water Plant (25' Swatch Around Perimeter of Field) (Full Mow 2 Times per Year)	\$ 117.00	
13	WK	Westwood Boulevard – Islands *	\$ 160.00	
14	BW	Bridge Guardrail Fences on Eisenhower & 14th St.	\$ 25.00	
15	BW	00000 E. 11th/210 E. 11th	\$ 25.00	
16	BW	514 W. 14th Street	\$ 25.00	
17	BW	516 W. 14th Street	\$ 25.00	
18	BW	436 W. 11th Street	\$ 25.00	
19	BW	109 Snell	\$ 25.00	
20	BW	East 10th Street Property	\$ 110.00	
21	BW	14th Street Trailer Court Area (25' Swatch Perimeter)	\$ 80.00	
22	BW	Elmdale Road Right-of-Way	\$ 80.00	
23	BW	Chestnut & I-70 Ramps	\$ 580.00	
24	BW	Pump Stations @ Adams Street	\$ 75.00	
25	BW	Highway 57 R/W & Islands	\$ 990.00	
26	BW	Area in front of Cracker Barrel	\$ 110.00	

BW = BI-WEEKLY

MO = MONTHLY

WK = WEEKLY

\* = EDGING REQUIRED

## PART II – NORTH AREA OF CITY (Continued)

27	BW	Rucker Road	\$ 520.00	
28	MO	Lawndale Water Tower Area	\$ 60.00	
29	BW	Moss Circle Island	\$ 25.00	
30	BW	Grant Avenue River Park Area	\$ 75.00	
31	BW	Spring Valley Road R/W-K-18 to Rucker Road	\$ 580.00	
32	BW	Entrance to Sutter Woods @ Fox Sparrow	\$ 75.00	

BW = BI-WEEKLY

MO = MONTHLY

WK = WEEKLY

\* = EDGING REQUIRED

## Total Unit Bid Part II

	\$ 5,614	00
	Dollars	Cents

## Part III VACANT STREETS (Option)

MAP ITEM & MOWING FREQUENCY	LOCATIONS OF MOWING	UNIT PRICE PER MOWING	REMARKS
See Remarks	Intersections of ALL Vacant Streets 25' Width on ALL 4 Corners	\$ 250.00	Mowing will be done maximum 2 times per year
See Remarks	Vacant Streets in Olivia Farms Addition 8' Strip along Both Sides of Street	\$ 340.00	Mowing will be done maximum 2 times per year
See Remarks	Vacant Streets in Sutter Highlands Addition 8' Strip along Both Sides of Street	\$ 510.00	Mowing will be done maximum 2 times per year
See Remarks	Vacant Streets in Sutter Woods Addition 8' Strip along Both Sides of Street	\$ 510.00	Mowing will be done maximum 2 times per year
See Remarks	Vacant Streets in Deer Creek Addition #1 8' Strip along Both Sides of Street	\$ 170.00	Mowing will be done maximum 2 times per year
See Remarks	Vacant Streets in Deer Creek Addition #2 8' Strip along Both Sides of Street	\$ 170.00	Mowing will be done maximum 2 times per year
See Remarks	Vacant Streets in Deer Creek Addition #3 8' Strip along Both Sides of Street	\$ 170.00	Mowing will be done maximum 2 times per year
See Remarks	Vacant Street in Block 5 Hickory Hills Addition 8' Strip along Both Sides of Street	\$ 70.00	Mowing will be done maximum 2 times per year
See Remarks	Vacant Streets in Prairie Ridge Addition #2 8' Strip along Both Sides of Street	\$ 260.00	Mowing will be done maximum 2 times per year

## Total Unit Bid Part III (Option)

	\$ 2,450	00
	Dollars	Cents

## Total Unit Bid Part I &amp; II &amp; III (Option)

	\$ 11,779	00
	Dollars	Cents

**Backup material for agenda item:**

- h. Consideration and approval of Award of Bid for the Price's Ravine Storm Improvements to J & K Contracting, LLC in an amount of \$161,564.00. Assistant City Manager McCaffery Presenting.

# City of Junction City City Commission Agenda Memo

February 21, 2012

**From:** Gregory S. McCaffery, Assistant City Manager  
**To:** Gerry Vernon, City Manager and City Commissioners  
**Subject:** Award of Bid – Price's Ravine Storm Sewer Improvements

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**Objective:** Award of Bid to lowest and most qualified bid for Price's Ravine Storm Sewer Improvements.

**Explanation of Issue:** City has identified various storm improvements which are in need of immediate attention, either through work which can be addressed through public works maintenance and/ or which require engineering design and construction of improvements. One such project involves the re-stabilization of the Price's Ravine near the Parks & Recreation Department maintenance building, where substantial erosion of the ravine has washed away portion of bank area, part of the parking lot and threatened the building structure. City staff through working with KAW Valley Engineering has re-designed the embankment along the ravine as well as the drainage along the western property line of the park's building site in order to stabilize these storm drainage areas. . The City advertised for bids within The Union newspaper and also on the City's website. Attached is a copy of the recommendation of award and bid tabulation for the City Commission review. A bid opening was held on February 13, 2012, with the bids summarized below:

Bidder	Bid Amount
*J & K Contracting, LC	\$161,564.00
Ebert Construction Co., Inc.	\$172,708.99
Middlecreek, Corp.	\$199,198.00
L. Blixt Construction, Inc.	\$228,826.85

\* Low bidder, with an engineer's estimate at \$211,640.00, or low bid being \$50,076 below the engineer's estimate.

**Budget Impact:** These storm improvements will be paid for through the City Storm Fund.

**Alternatives:** The Commission may approve, deny, or postpone this item.

**Special Considerations:** None at this time.

**Recommendation:** Staff recommends approval of the Award of Bid to J & K Contracting, LLC, for the Price's Ravine Storm Sewer Improvements, in an amount not to exceed \$161,564.00.

**Suggested Motion:**

Commissioner \_\_\_\_\_ moves to approve Award of Bid  
to \_\_\_\_\_.

Commissioner \_\_\_\_\_ seconded the motion.

**Enclosures:**

Engineer's Recommendation of Award  
Bid Tabulation





KAW VALLEY ENGINEERING, INC.

February 13, 2012  
A11D5679

Mr. Greg McCaffery  
Assistant City Manager  
City of Junction City, KS  
P.O. Box 287  
Junction City, KS 66441

**RE: Recommendation of Award of Bid  
Ditch Improvement Plans for Price's Ravine  
Junction City, Kansas**

Dear Mr. McCaffery:

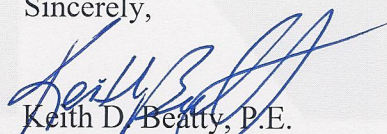
Please find enclosed the Bid Tabulation Sheet for the above-referenced improvements.

J & K Contracting, LC was the low bidder and was well below the Engineer's Estimate.

We, therefore, recommend award of this contract to J & K Contracting, LC in the amount of \$161,564.00.

If you could present this to the City Commission for award of contract at their next regular meeting, it would be appreciated.

Sincerely,

  
Keith D. Beatty, P.E.  
Manager of Civil Design Services

KDB:slm

\\jcsrvr2\Projects\A11\_5679\Design\Correspondence\Ltr To G McCaffery Re Recommendation Of Award.Docx

other locations

Kansas City, Missouri • Le - 161 - Kansas • Salina, Kansas

# BID TABULATION SHEET

**KAW VALLEY ENGINEERING, INC.**  
2319 North Jackson, PO Box 1304  
Junction City, KS 66441  
Tel: 785-762-5040

## DITCH IMPROVEMENT PLANS FOR PRICE'S RAVINE JUNCTION CITY, KANSAS

**Project No.:** A11D5679  
**Date:** February 13, 2012  
**Page:** 1 of 1

Item	Qty	Unit	Engineer's Estimate		J & K Contracting, LC		Ebert Construction Co., Inc.		Middlecreek Corporation		L. Blixt Construction, Inc.	
			Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1. Mobilization	1	L.S.	\$12,000.00	\$12,000.00	\$6,000.00	\$6,000.00	\$13,054.94	\$13,054.94	\$7,800.00	\$7,800.00	\$9,655.00	\$9,655.00
2. Clearing and Grubbing	1	L.S.	\$4,500.00	\$4,500.00	\$1,000.00	\$1,000.00	\$14,052.08	\$14,052.08	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00
3. Excavation	234	C.Y.	\$12.50	\$2,925.00	\$36.00	\$8,424.00	\$16.66	\$3,898.44	\$8.00	\$1,872.00	\$3.00	\$702.00
4. Embankment	980	C.Y.	\$24.00	\$23,520.00	\$36.00	\$35,280.00	\$17.36	\$17,012.80	\$21.00	\$20,580.00	\$43.00	\$42,140.00
5. Seeding	1	L.S.	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	\$2,558.74	\$2,558.74	\$1,400.00	\$1,400.00	\$2,420.00	\$2,420.00
6. Rip Rap	206	Ton	\$120.00	\$24,720.00	\$40.00	\$8,240.00	\$42.04	\$8,660.24	\$54.00	\$11,124.00	\$50.00	\$10,300.00
7. Concrete Paving	373	S.Y.	\$15.00	\$5,595.00	\$40.00	\$14,920.00	\$33.44	\$12,473.12	\$44.00	\$16,412.00	\$42.90	\$16,001.70
8. Demolition	1	L.S.	\$5,500.00	\$5,500.00	\$1,000.00	\$1,000.00	\$9,814.24	\$9,814.24	\$9,000.00	\$9,000.00	\$4,717.75	\$4,717.75
9. Chain Link Fence	500	L.F.	\$12.50	\$6,250.00	\$23.00	\$11,500.00	\$21.63	\$10,815.00	\$19.00	\$9,500.00	\$22.39	\$11,195.00
10. 8' Chain Link Gate	1	Ea.	\$80.00	\$80.00	\$1,200.00	\$1,200.00	\$1,131.39	\$1,131.39	\$310.00	\$310.00	\$1,170.40	\$1,170.40
11. Armor Max	1100	S.Y.	\$100.50	\$110,550.00	\$55.00	\$60,500.00	\$67.58	\$74,338.00	\$87.00	\$95,700.00	\$107.75	\$118,525.00
12. Rock Ditch Lining (Shot Rock)	500	S.Y.	\$12.00	\$6,000.00	\$17.00	\$8,500.00	\$9.80	\$4,900.00	\$48.00	\$24,000.00	\$20.00	\$10,000.00
TOTAL BID USING ASPHALT SURFACING				\$211,640.00		\$161,564.00 *		\$172,708.99		\$199,198.00		\$228,826.85

\* Denotes Adjusted Total Due to Mathematical Error.

**Backup material for agenda item:**

- i. Consideration of Resolution R-2663 for establishing new administrative fees for Section II of Code of City Ordinances. Finance Director Beatty Presenting.

**Junction City Commission**  
**Agenda Memo – February 21, 2012**

**From:** Cheryl S. Beatty, Finance Director  
**To:** City Commissioners  
**Subject:** Resolution No. 2663 for Adopting New Administrative Fees

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**Objective:** Consideration and approval of Resolution No. 2663 for setting new administrative fees for Section II of Code of Ordinances for nuisance, mowing and tree trimming.

**Explanation of Issue:** For many years the City has only charged \$60.00 for administrative fees associated with processing nuisance, mowing and tree trimming violations within the City. After careful review of these fees we find that they are far to low to cover the cost of processing them. Attached is a review of the steps taken to process each violation or complaint. I have broken it down in two phases. We calculated that the minimum cost of processing Phase I is \$77.14. If a case involves more than the basic process as described, it would cost more. Therefore, we recommend an administrative fee of \$100.00. We calculated that Phase II has a minimum cost of \$39.51. Therefore, we recommend that Phase II of the process be charged an additional \$50.00 administrative fee.

**Budget Impact:** This will be an increase in revenue. The long term goal is that such operations are offset by the person(s) or property owners that have violated the applicable city ordinance so it is not burdensome on all other city taxpayers.

**Alternatives:** It appears that the City Commission has the following alternatives concerning the issues at hand. The Commission may approve, disapprove, modify, or table the request.

**Recommendation:** Staff recommends the approval of Resolution No. 2663.

**Suggested Motion:**

Commissioner \_\_\_\_\_ moves to approve Resolution No. 2663.

Commissioner \_\_\_\_\_ seconded the motion.

**Enclosures:** Resolution No. 2663  
Administrative Fee – Review of Process

**RESOLUTION No. R-2663**

**A RESOLUTION ESTABLISHING FEES FOR ADMINISTRATIVE FEES FOR CHARGES RELATING TO REGULATIONS IN SECTION II OF JUNCTION CITY CODE OF ORDINANCES.**

**WHEREAS**, the City of Junction City, Kansas, has established Public Health, Safety and Welfare Code within the Code of Ordinance of the City of Junction City, Kansas; and

**WHEREAS**, the City Code allows for the assessment of the cost of abatement plus administrative costs for abatement of a Public Health, Welfare and Safety violation, and

**WHEREAS**, the City Code authorizes the City to establish an administrative fee to abate the cost of services performed by the City regarding blight, noxious weeds, tree and shrubbery trimming and other public nuisances or offenses; and

**WHEREAS**, the City Commission desires to establish fees to offset the cost of administering such code violations and services.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF JUNCTION CITY, KANSAS, THAT:**

1. The following administrative fee shall be paid each time that the city is must perform services to abate a public nuisance or safety violation as allowed by City Code:
  - a. \$100.00 administrative fee for each incident or offense, which is billed to the property owner or offender; and
  - b. An additional \$50.00 administrative fee if the bill or charges for abatement is not paid within 30 days of invoice issuance.
2. The fees established herein shall be effective immediately after passage of this resolution.

**PASSED AND ADOPTED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS THIS 21st DAY OF FEBRURARY, 2010.**

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Pat Landes, Mayor

Attest:

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Tyler Ficken, City Clerk



## **Administrative Fee – Process Review**

Violation process for nuisance, mowing, and tree trimming:

### **PHASE I**

1. Inspections done by police blight officer. He drives town approximately 2-3 days every two weeks to make a list or add to his ongoing list. 50-150 per month.
2. Officer goes to the county appraiser office and the officer and clerk looks up ownership of each property - takes 1-2 days.
3. The new list is then sent to dispatch to assign a case number for each name on the list.
4. The police officer does data entry into computer system and a mail merge is done to create a letter for notice of violation. Letter and labels are printed.
5. Letter is sent.
6. Daily inspections done – the city is divided in 4 quadrants – takes approximately 2 days.
7. If no action taken by property owner, then orders are written up to mow or clean up. Contractor is contacted. Contractor is established thru the city bid process.
8. Officer follows up with contractor to make sure work done to city specifications.
9. Bills received from contractor for clean-up. The bill is then broken down to match to responsible party or property owner. Officer creates a list for billing.
10. Officer approves bill to pay contractor, bill entered into system, accounts payable clerk pays bill and check sent in mail.
11. Billing list sent to public works clerk and data entry done to create a bill to property owner and/or responsible party.
12. Bill sent to property owner for charges plus administrative fee.
13. If bill is paid, the process ends.

### **PHASE II:**

14. If bill is not paid, then amount due is added to a list formulated by the public works clerk. That list is forwarded to City Treasurer in May or June of each year.
15. City files a lien on the property. Cost of filing lien is \$5.00 plus \$0.0026 x amount of lien. Cost of release of lien is \$7.00.
16. City treasurer completes a writes-off list for approval from city commission. Write off list reviewed by City Manager and Finance Director. Then, placed on agenda for Commission approval.
17. City Treasurer completes list and sends to County Treasurer to add to tax roll.
18. Geary County Treasurer adds to annual tax bill for collection.
19. City customer service receives funds whether from city or county process.
20. City staff tracks what has been paid or not paid.

History:

In 2010 we had 1,288 blight notices, 14 blight citations, of which we completed 25 clean-ups. We had 390 mowing cases, of which we mowed 270.

In 2011 we had 399 blight notices, 53 blight citations, of which we had 45 clean-ups. We had 356 mowing cases, of which we mowed 306.

**Backup material for agenda item:**

- j. Consideration of Resolution R-2662, a resolution supporting the establishment of a gaming facility in Junction City. Finance Director Beatty Presenting.

**Junction City Commission**  
**Agenda Memo – February 21, 2012**

**From:** Cheryl S. Beatty, Finance Director  
**To:** Gerry Vernon, City Manager  
**Subject:** Resolution No. 2662 for Support of a Gaming Facility

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**Objective:** Consideration and approval of Resolution No. 2662 in support of a gaming facility in Junction City.

**Explanation of Issue:** Representative Fawcett plans to introduce legislation that would provide the opportunity for a gaming facility to be located in Junction City. Therefore, a resolution of support from the City Commission would strengthen his legislation to possibly establish a casino in Junction City. This resolution was also presented to the EDC Board.

**Budget Impact:** No current budget impact. However, should a gaming facility locate in Junction City there would likely be a significant increase in revenues.

**Alternatives:** It appears that the City Commission may approve, disapprove, modify, or table the request.

**Special Considerations:** An advisory election was conducted in the past with a positive outcome. However, the measure did not gain approval at the State level. While a majority of the community may be in favor of a gaming facility, others see “gaming” as being detrimental to individuals and society and are not in favor of them.

**Recommendation:** Staff recommends the approval of Resolution No. 2662.

**Suggested Motion:**

Commissioner \_\_\_\_\_ moves to approve Resolution No. 2662.  
Commissioner \_\_\_\_\_ seconded the motion.

**Enclosures:** Resolution No. 2662



RESOLUTION NO. 2662

A RESOLUTION EXPRESSING SUPPORT FOR A GAMING FACILITY IN JUNCTION CITY, KANSAS.

WHEREAS, the City of Junction City is pursuing all economic development opportunities to attract tourists, visitors, conventions, meetings, businesses to diversify its' economic base, and expand entertainment opportunities in the City and Geary County;

WHEREAS, the citizens of Junction City have historically voted to support a gaming facility within the City;

WHEREAS, a gaming facility would provided jobs and an economic boost for our community;

WHEREAS, the City has land available to support a facility along I-70 which would provide high visibility as a destination location;

WHEREAS, the area population is over 160,000 plus Fort Riley and Kansas State University campus population living within a sixty minute commute of Junction City to support a gaming facility;

WHEREAS, said gaming facility is consistent with the long range development plans of the City, and it is in the City's best interest to develop said facility;

NOW THEREFORE, BE IT RESOLVED BY THE JUNCTION CITY COMMISSION OF GEARY COUNTY, KANSAS does hereby support the location of a gaming facility within Junction City limits.

Adopted this 21st day of February, 2012.

City Commission of Junction City, Kansas

By: \_\_\_\_\_  
Pat Landes, Mayor

Attest: \_\_\_\_\_  
Tyler Ficken, City Clerk

**Backup material for agenda item:**

- k. Consideration of Ordinance G-1109 requesting water code changes. Finance Director Beatty Presenting (First Reading).

**Junction City Commission**  
**Agenda Memo – February 21, 2012**

**From:** Cheryl S. Beatty, Finance Director  
**To:** Gerry Vernon, City Manager and City Commissioners  
**Subject: Ordinance No. 1109 – Water Code Update**

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**Objective:** Consideration and approval of Ordinance No. 1109 regarding city code updates of water and wastewater codes.

**Explanation of Issue:** Last year we did a comprehensive rewrite of the city utility codes knowing that we may find things we had forgotten to update or find code that may need to change. Section 1 adds a sentence to clarify that the city has the right *not* to connect to substandard private water lines. Section 2 is adding a section to clarify that a property owner is responsible for water use when no responsible party is listed on the account. Section 3 (B) is an increase in the amount of deposits being required. Delinquent accounts currently have two and one-half months of service on a bill before we turn them off and a current deposit will not cover the amount owed. Section 3 (C) is a rewrite to cap the amount of deposit at \$500.

**Budget Impact:** The deposit increase will result in an increase in revenue because it more clearly defines a responsible party for water usage and should lessen the amount of bad debt due to a higher deposit.

**Alternatives:** The Commission may approve, disapprove, modify, or table the request.

**Special Considerations:** Landlords may object to the ordinance change as they will be responsible for the metered water used at their property. Additionally, new customers may object to the higher deposits being charged to them as well as a higher initial cost to them when establishing a new account.

**Recommendation:** Staff recommends the approval of Ordinance No. 1109.

**Suggested Motion:**

Commissioner \_\_\_\_\_ moves to approve Ordinance No. 1109 on first reading.

Commissioner \_\_\_\_\_ seconded the motion.

**Enclosures:** Ordinance No. 1109  
Chart I – Other City Comparison

**AN ORDINANCE AMENDING TITLE VII UTILITIES, OF THE MUNICIPAL CODE OF THE CITY OF JUNCTION CITY, KANSAS, BY AMENDING SECTIONS 700.015 “CITY NOT LIABLE FOR INTERRUPTED SERVICE” & 700.065 “WATER RATES DEPOSITS, GURANTEES AND FEE FOR SERVICE OF THE CODE OF ORDINACES OF THE CITY OF JUNCTION CITY, KANSAS**

**WHEREAS**, It is in the City’s best interest to update its code of ordinances to adapt to changing conditions, and:

**WHEREAS**, the city needs to regulate service connections to protect the public health of its customers, and;

**WHEREAS**, the utility needs to protect its financial condition by establishing a responsible party for all water usage and by lowering bad debt exposure by establishing minimum deposits for service.

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:**

**SECTION 1.** Section 700.015 of Article I of Chapter 700 of Title VII the Code of Ordinances of the City of Junction City, Kansas is amended by adding the following:

The City or Water Department reserves the right to not connect a City water meter to a private service line if the private line is determined to be substandard or in need of repair by the Public Works Director, City Engineer or their designated representative.

**SECTION 2.** Section 700.065 of Article I of Chapter 700 of Title VII the Code of Ordinances of the City of Junction City, Kansas is amended by deleting the existing Section 700.065 (B) and (D) substituting therefore the following new Section 700.065 (B) and (D) to read as follows:

**B.** Required Deposits.

1. Residential

- |  |          |
|--|----------|
| i. Single family dwelling.....                         | \$150.00 |
| ii. Multi family duplex and apartments, per meter..... | \$150.00 |
| iii. Mobile home courts, per unit 1 .....              | \$150.00 |

2. Commercial and Industrial

- |  |          |
|--|----------|
| i. Professional offices and business building and multi-family<br>With master meters   | \$200.00 |
| ii. Taverns, clubs, restaurants, grocery store, service station  | \$300.00 |
| iii. Factories and large business establishments to include:<br>meat processors, laundries, motel and hotels, department<br>stores, etc. | \$500.00 |

- D. *Delinquency – Additional Deposit.* If a customer’s account appears on the list for non-payment three (3) or more times, an additional deposit of one hundred dollars (\$100.00) may be required for each occurrence up to a maximum of five hundred dollars (\$500.00) prior to reconnection of water service.

**SECTION 3.** Section 700.065 of Article I of Chapter 700 of Title VII the Code of Ordinances of the City of Junction City, Kansas is amended by adding the following new item of Section 700.065 G to read as follows:

G. *Water Usage No Name.* Any meter reading that shows water use that does not list a responsible party on the billing account matching the water meter shall be billed to the property owner as the responsible party.

**ORDINANCE NUMBER G-1109 PASSED** by the Governing Body of the City of Junction City on 6 day of March, 2012 and signed by the Mayor.

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Pat Landes, Mayor

ATTEST:

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Tyler Ficken, City Clerk

<b>WATER:</b>	<b>Utility</b>	<b>Split</b>	<b>Winter</b>	<b>Months of</b>	<b>Base Inc</b>	<b>Base by</b>	<b>If Yes,</b>	<b>Base</b>	<b>Base</b>	<b>Tier</b>						
<b>City</b>	<b>Deposit</b>	<b>Res/Comm</b>	<b>Average</b>	<b>Wntr Avg</b>	<b>Gal/CF</b>	<b>Size Line</b>	<b>Range</b>	<b>Residential</b>	<b>Comm</b>	<b>Rates</b>	<b>Tier I</b>	<b>Tier II</b>	<b>Tier III</b>	<b>Tier IV</b>	<b>Tier V</b>	<b>Notes</b>
Junction City	\$100	No	No	n/a	200 CF	Yes	15.51-473.90	\$15.51	15.51-473.90	Yes	\$2.00	\$2.30				200-1,000cf=\$2.00/cf Over 1,000ct=\$2.30/cf
Abilene*	\$0	No	No	n/a	0	No	n/a	\$12.75	\$12.75	No	\$2.44					
Clay Center	\$50	Yes	No	n/a	100 cf	Yes	B+\$10 1"+	\$30.00	\$35.00	Yes	\$1.33 R	\$1.58C				Plus adder for meters greater than 1"
Derby*	\$0	Yes	No	n/a	250 cf	No	n/a	\$11.00	\$11.00	Yes	\$1.04	\$1.25	\$1.46	\$1.77	\$2.12	Comm pays \$.10/ unit more than residential
El Dorado	2m avg	No	No	n/a	0	Yes	\$6.90-1.656	\$6.90	\$6.90-1,656	Yes	\$1.22	\$1.11				
Gardner*	\$25	No	No	n/a	0	No	n/a	\$10.40	\$10.40	Yes	\$3.49	\$2.85				
Great Bend	\$70	No	No	n/a	0	Yes	\$8.00-12.12	\$8.00-\$8.85	Varies Size	No	\$1.90					Hospital/Schools/Nursing homes @ \$2.35
Hays	2m avg	No	Yes	J-F-M	100 cf	Yes	\$9.18-375.70	\$9.18-24.14	\$9.18-375.70	Yes	\$1.60	\$3.20				Useage within avg is Tier I - all else Tier II
Hutchinson	40-2.5m	No	No	n/a	0	Yes	\$9.07-95.21	\$9.07	\$9.07	Yes	\$2.36	\$2.12	\$1.92			
Manhattan	\$0	No	No	n/a	200 cf	No	n/a	\$8.03	\$8.03	Yes	\$2.48	\$1.77	\$1.46			
McPerson	2m avg			Water operated by BPU												
Newton	\$60	No	No	n/a	200 cf	No	n/a	\$12.75	\$12.75	No	\$5.95					
Pittsburg	\$75	No	No	n/a	200 cf	No	n/a	\$11.00	\$11.00	Yes	\$1.56	\$4.30	\$4.10	\$3.81	\$3.61	etc.
Salina	\$60	No	Yes	J-F-M	0	Yes	\$4.70-373.75	\$4.70	\$4.70	Yes	\$3.12	\$6.24				All in excess (over 800 cf) is charged Tier II rate/100 cf / over 3mil is Tier I
Topeka*	\$25	Yes	No	n/a	200 cf	No	n/a	\$15.00	\$15.00	Yes	\$2.69	\$2.18	\$1.98	\$1.69		SF=2.69 MF=2.18 Comm=1.98 Ind=1.69/100 cf
Wamego*	\$0	No	No	n/a	200 ct	No	n/a	\$12.50	\$12.50	Yes	\$1.20	\$0.98	\$0.90	\$0.75		
Wichita*	70-105	No	Yes	J-F-M	0	Yes	\$11.49-12.68	\$11.49	\$11.49-12.68	Yes	\$1.07	\$4.07	\$6.11			Min WA=6,000 g + Fire protection fee Comm=base+actual use+Fire
<b>WASTEWATER:</b>		<b>Rates Differ</b>	<b>Winter</b>	<b>Months of</b>	<b>Base Inc</b>	<b>Base by</b>	<b>If Yes,</b>	<b>Base</b>	<b>Base</b>	<b>Tier</b>	<b>/100cf</b>					
<b>City</b>		<b>Res/Comm</b>	<b>Average</b>	<b>Wntr Avg</b>	<b>Gal/CF</b>	<b>Size Line</b>	<b>Range</b>	<b>Residential</b>	<b>Comm</b>	<b>Rates</b>	<b>Tier I</b>	<b>Tier II</b>	<b>Tier III</b>	<b>Tier IV</b>	<b>Tier V</b>	<b>Notes</b>
Junction City		Yes	Yes	D-J	200 CF	No	n/a	\$25.50	\$25.50	No	\$1.90					Res= 3m avg Comm=actual use water ea m
Abilene*	-	No	Yes Res	D-J-F	No	No	n/a	\$11.40	\$11.40	No	\$3.56					Res=3mavg Comm=actual use water ea m
Clay Center	-	No	Yes Res	J-F-M	No	No	n/a	\$3.60	\$3.60		\$0.92					Rates \$4.60 per 500 cu ft or portion Res=3mavg C=use wtr ea m
Derby*	-	Yes	Yes Res	J-F-M	No	No	n/a	\$15.10	32.26-225.79	No	\$1.16					Res=3avg Comm=actual use water ea m
El Dorado	-	No	Yes All	D-J-F	No	No	n/a	\$6.50	\$6.50	No	\$2.32					Winter Average All
Gardner*	-	No	Yes All	J-F	No	No	n/a	\$10.70	\$10.70	No	\$5.14					All Acutal use for Jan and Feb
Great Bend*	-	No	Yes-All	n/a	No	No	n/a	\$6.55	\$6.55	No	\$2.63					Same for both res & comm
Hays	-	Yes	Yes Res	J-F-M	100 cf	Yes	4.59-\$187.85	\$4.59	\$4.59	No	\$1.80					Res=3m avg Comm=actual water use unless ww metered
Hutchinson	-	No	Yes-All	D-J-F-M	No	No	n/a	\$5.00	\$5.00	No	\$1.92					
Manhattan	-	No	No	n/a	200 cf	No	n/a	\$18.30	\$18.30	No	\$2.75					
McPerson	-	No	No	n/a	No	No	n/a	\$14.25	\$14.25	No	\$1.35					
Newton	-	Yes	Yes Res	J-F-M	300 cf	No	n/a	\$25.27	\$25.27	No	\$7.45					Res=3 m avg Comm=actual use of water ea m
Pittsburg	-	Yes	Yes	N-D-J	200 cf	No	n/a	\$19.20	\$19.20	No	\$2.50					Wntr Avg for all except over 10,000 ct/m and then acual use
Salina	-	No	Yes	J-F-M	0	No	n/a	\$6.73	\$6.73	No	\$3.64					
Topeka*	-	No	Yes	D-J-F	200 cf	No	n/a	\$14.85	\$14.85	No	\$2.90					
Wamego	-	Yes	No	n/a	200 cf Cm	No	n/a	\$22.50	\$12.00	No	\$2.08					Residential Flat Rate at \$22.50 Comm=base+acual use
Wichita*	-	No	No	n/a	0	Yes	5.13-14.81	\$5.13-7.11	\$5.13-229.83	No	\$1.85					

\*Gallons converted to cubic feet

**Backup material for agenda item:**

- I. Consideration of Appropriation Ordinance No. G-1110 requesting wastewater code changes. Finance Director Beatty presenting.

**Junction City Commission**  
**Agenda Memo – February 21, 2012**

**From:** Cheryl S. Beatty, Finance Director  
**To:** Gerry Vernon, City Manager and City Commissioners  
**Subject: Ordinance No. 1110 – Wastewater Code Update**

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**Objective:** Consideration and approval of Ordinance No. 1110 regarding city code updates of wastewater code.

**Explanation of Issue:** Last year we did a comprehensive rewrite of the city utility codes knowing that we may find things we had forgotten to update or find code that may need to change. Section 1 adds definitions for residential and commercial/industrial customers. Section 2 is a re-write of the section to change the winter average from December/January to January/February/March. And, adds wording to allow for winter averaging for commercial businesses by application if the business meets policy criteria when they are not using water that would be deposited in the city wastewater system.

**Budget Impact:** These changes should have minimal impact on revenue.

**Alternatives:** It appears that the City Commission has the following alternatives concerning the issues at hand. The Commission may approve, disapprove, modify, or table the request.

**Recommendation:** Staff recommends the approval of Ordinance No. 1110.

**Special Considerations:** The amendment allowing for commercial businesses on winter averaging came at the request of a local business that has a sprinkler system. His business has minimal water usage other than his season sprinkler system. It is not fair to charge waste water on this sprinkler system because it does not enter the sanitary sewer system. In the past, the City required a separate meter for sprinkler systems on commercial properties. This requirement increases costs to the property owner and increases the number of meters that the City must maintain. No other public comment is expected on this issue.

**Suggested Motion:**

Commissioner \_\_\_\_\_ moves to approve Ordinance No. 1110 on first reading.

Commissioner \_\_\_\_\_ seconded the motion.

**Enclosures:** Ordinance No. 1110  
Application and Policy Statement for Commercial Winter Averaging for Wastewater  
Chart I – Other City Comparison



## **ORDINANCE NO. G-1110**

**AN ORDINANCE AMENDING TITLE VII UTILITIES, OF THE MUNICIPAL CODE OF THE CITY OF JUNCTION CITY, KANSAS, BY AMENDING SECTIONS 705.010 “DEFINITIONS” & 705.230 “ACTUAL USE RATE STRUCTURE” OF THE CODE OF ORDINANCES OF THE CITY OF JUNCTION CITY, KANSAS**

**WHEREAS**, It is in the City’s best interest to update its code of ordinances to adapt to changing conditions, and;

**WHEREAS**, the utility has created a winter averaging formula to residential customers with sprinkler systems to provide a fair way of billing said residential customers by only charging for water that enters the sanitary sewer system.

**WHEREAS**, the city wishes to extend said winter averaging formula to commercial customers if said customers meet certain guidelines, and;

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:**

**SECTION 1** Section 705.010 of Article I of Chapter 705 of Title VII the Code of Ordinances of the City of Junction City, Kansas is amended by adding the following new definitions to read as follows:

*RESIDENTIAL CUSTOMER:* A customer account that is supplied domestic use water for single family, duplex, or other multi-family dwelling with a single meter for each individual residential unit.

*COMMERCIAL AND INDUSTRIAL CUSTOMER:* A customer account that is supplied domestic, commercial or industrial use water for multi-family housing units with a master meter, all retail and wholesale businesses, storage units, factories and industrial businesses as outlined in Title IV of City Code of Ordinances.

**SECTION 2.** Section 705.230 of Article I of Chapter 705 of Title VII the Code of Ordinances of the City of Junction City, Kansas is amended by deleting the existing Section 705.230 (B) and substituting therefore the following new Section 705.230 (B) to read as follows:

- B. Residential customer’s monthly user charges will be based on the average monthly water usage during the months of January, February, and March, recalculated annually. If a residential customer has not established a January, February, and March average, his/her monthly user charge shall be the median charge of all other residential customers.

Commercial and industrial customer’s monthly user charges will be based on the actual monthly water use. However, if a commercial or industrial customer has a consumptive use of water or in some other manner uses water which is not returned to the wastewater collection system, the user charge may be determined by the installation of wastewater flow meter, the installation of a separate landscaping yard water meter, or make

application for maintaining a winter average based on criteria formulated by the City and said application approved by the Public Works Director or his/her designee. All wastewater flow meters and yard meters shall be installed and maintained at the expense of the property owner.

**ORDINANCE NUMBER G-1110 PASSED** by the Governing Body of the City of Junction City on 6 March 2012 and signed by the Mayor.

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Pat Landes, Mayor

ATTEST:

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Tyler Ficken, City Clerk

<u>WATER:</u>	<u>Utility</u>	<u>Split</u>	<u>Winter</u>	<u>Months of</u>	<u>Base Inc</u>	<u>Base by</u>	<u>If Yes,</u>	<u>Base</u>	<u>Base</u>	<u>Tier</u>						
City	Deposit	Res/Comm	Average	Wntr Avg	Gal/CF	Size Line	Range	Residential	Comm	Rates	Tier I	Tier II	Tier III	Tier IV	Tier V	Notes
Junction City	\$100	No	No	n/a	200 CF	Yes	15.51-473.90	\$15.51	15.51-473.90	Yes	\$2.00	\$2.30				200-1,000cf=\$2.00/cf Over 1,000ct=\$2.30/cf
Abilene*	\$0	No	No	n/a	0	No	n/a	\$12.75	\$12.75	No	\$2.44					
Clay Center	\$50	Yes	No	n/a	100 cf	Yes	B+\$10 1"+	\$30.00	\$35.00	Yes	\$1.33 R	\$1.58C				Plus adder for meters greater than 1"
Derby*	\$0	Yes	No	n/a	250 cf	No	n/a	\$11.00	\$11.00	Yes	\$1.04	\$1.25	\$1.46	\$1.77	\$2.12	Comm pays \$.10/ unit more than residential
El Dorado	2m avg	No	No	n/a	0	Yes	\$6.90-1.656	\$6.90	\$6.90-1,656	Yes	\$1.22	\$1.11				
Gardner*	\$25	No	No	n/a	0	No	n/a	\$10.40	\$10.40	Yes	\$3.49	\$2.85				
Great Bend	\$70	No	No	n/a	0	Yes	\$8.00-12.12	\$8.00-\$8.85	Varies Size	No	\$1.90					Hospital/Schools/Nursing homes @ \$2.35
Hays	2m avg	No	Yes	J-F-M	100 cf	Yes	\$9.18-375.70	\$9.18-24.14	\$9.18-375.70	Yes	\$1.60	\$3.20				Useage within avg is Tier I - all else Tier II
Hutchinson	40-2.5m	No	No	n/a	0	Yes	\$9.07-95.21	\$9.07	\$9.07	Yes	\$2.36	\$2.12	\$1.92			
Manhattan	\$0	No	No	n/a	200 cf	No	n/a	\$8.03	\$8.03	Yes	\$2.48	\$1.77	\$1.46			
McPerson	2m avg			Water operated by BPU												
Newton	\$60	No	No	n/a	200 cf	No	n/a	\$12.75	\$12.75	No	\$5.95					
Pittsburg	\$75	No	No	n/a	200 cf	No	n/a	\$11.00	\$11.00	Yes	\$1.56	\$4.30	\$4.10	\$3.81	\$3.61	etc.
Salina	\$60	No	Yes	J-F-M	0	Yes	\$4.70-373.75	\$4.70	\$4.70	Yes	\$3.12	\$6.24				All in excess (over 800 cf) is charged Tier II rate/100 cf / over 3mil is Tier I
Topeka*	\$25	Yes	No	n/a	200 cf	No	n/a	\$15.00	\$15.00	Yes	\$2.69	\$2.18	\$1.98	\$1.69		SF=2.69 MF=2.18 Comm=1.98 Ind=1.69/100 cf
Wamego*	\$0	No	No	n/a	200 ct	No	n/a	\$12.50	\$12.50	Yes	\$1.20	\$0.98	\$0.90	\$0.75		
Wichita*	70-105	No	Yes	J-F-M	0	Yes	\$11.49-12.68	\$11.49	\$11.49-12.68	Yes	\$1.07	\$4.07	\$6.11			Min WA=6,000 g + Fire protection fee Comm=base+actual use+Fire
<b>WASTEWATER:</b>		<b>Rates Differ</b>	<b>Winter</b>	<b>Months of</b>	<b>Base Inc</b>	<b>Base by</b>	<b>If Yes,</b>	<b>Base</b>	<b>Base</b>	<b>Tier</b>	<b>/100cf</b>					
City		Res/Comm	Average	Wntr Avg	Gal/CF	Size Line	Range	Residential	Comm	Rates	Tier I	Tier II	Tier III	Tier IV	Tier V	Notes
Junction City		Yes	Yes	D-J	200 CF	No	n/a	\$25.50	\$25.50	No	\$1.90					Res= 3m avg Comm=actual use water ea m
Abilene*	-	No	Yes Res	D-J-F	No	No	n/a	\$11.40	\$11.40	No	\$3.56					Res=3mavg Comm=actual use water ea m
Clay Center	-	No	Yes Res	J-F-M	No	No	n/a	\$3.60	\$3.60		\$0.92					Rates \$4.60 per 500 cu ft or portion Res=3mavg C=use wtr ea m
Derby*	-	Yes	Yes Res	J-F-M	No	No	n/a	\$15.10	32.26-225.79	No	\$1.16					Res=3avg Comm=actual use water ea m
El Dorado	-	No	Yes All	D-J-F	No	No	n/a	\$6.50	\$6.50	No	\$2.32					Winter Average All
Gardner*	-	No	Yes All	J-F	No	No	n/a	\$10.70	\$10.70	No	\$5.14					All Acutal use for Jan and Feb
Great Bend*	-	No	Yes-All	n/a	No	No	n/a	\$6.55	\$6.55	No	\$2.63					Same for both res & comm
Hays	-	Yes	Yes Res	J-F-M	100 cf	Yes	4.59-\$187.85	\$4.59	\$4.59	No	\$1.80					Res=3m avg Comm=actual water use unless ww metered
Hutchinson	-	No	Yes-All	D-J-F-M	No	No	n/a	\$5.00	\$5.00	No	\$1.92					
Manhattan	-	No	No	n/a	200 cf	No	n/a	\$18.30	\$18.30	No	\$2.75					
McPerson	-	No	No	n/a	No	No	n/a	\$14.25	\$14.25	No	\$1.35					
Newton	-	Yes	Yes Res	J-F-M	300 cf	No	n/a	\$25.27	\$25.27	No	\$7.45					Res=3 m avg Comm=actual use of water ea m
Pittsburg	-	Yes	Yes	N-D-J	200 cf	No	n/a	\$19.20	\$19.20	No	\$2.50					Wntr Avg for all except over 10,000 ct/m and then acual use
Salina	-	No	Yes	J-F-M	0	No	n/a	\$6.73	\$6.73	No	\$3.64					
Topeka*	-	No	Yes	D-J-F	200 cf	No	n/a	\$14.85	\$14.85	No	\$2.90					
Wamego	-	Yes	No	n/a	200 cf Cm	No	n/a	\$22.50	\$12.00	No	\$2.08					Residential Flat Rate at \$22.50 Comm=base+acual use
Wichita*	-	No	No	n/a	0	Yes	5.13-14.81	\$5.13-7.11	\$5.13-229.83	No	\$1.85					

\*Gallons converted to cubic feet

Application  
**Commercial Winter Averaging**

Name of Business: \_\_\_\_\_

Address: \_\_\_\_\_ Junction City, Kansas

Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

Description of water use for Commercial  
property: \_\_\_\_\_

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Signature of business owner or manager

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Criteria for Commercial Winter Averaging:

- Water used will not flow into the City wastewater system.
- Water is not used for a commercial purpose.
- City has right to inspect facility to verify application description of water use.
- If business operations change that would differ from application, the City has the right to cancel winter averaging.
- The winter averaging does not automatically transfer to a new business or property owner of said facility.